



... the best of the best of the Northwest.

WALLA WALLA CITY COUNCIL

Regular Meeting Agenda

January 12, 2022 - 6:30 p.m.

Limited seating will be available for public attendance. Attendees must wear face masks or face shields to attend. Live video and audio stream of the meeting is available on the City's website at <https://www.wallawallawa.gov/government/city-council>. Members of the public also may attend and participate in this regular meeting by using this [Zoom meeting link](#) or by calling 253-215-8782 and entering meeting ID 814 7422 1620#.

Mission: Dedicated to enhancing the quality of life in Walla Walla.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SELECTION OF MAYOR AND MAYOR PRO TEM

4. PRESENTATIONS AND PROCLAMATIONS

- A. Pg. 4 Presentation of the Isaacs Avenue Project Excellence Award to Transportation Engineer Monte Puymon by the Washington State Department of Transportation and Federal Highway Administration.

5. PUBLIC COMMENTS

The public may comment on matters of City business at regular meetings. Please limit your comments to no more than three minutes. To provide comments virtually, please use the Zoom meeting link, raise your virtual hand, wait to be recognized, and then unmute. If you are calling in, dial *9 to raise your virtual hand, wait to be recognized, and dial *6 to unmute the connection. Public comments may also be provided by emailing the City Clerk at khill@wallawallawa.gov.

6. CONSENT AGENDA

- A. Pgs. 5-15 Resolution 2022-01: Authorizes the purchase of 50 portable radios to replace all radios at the Police Department through the National Association of State Procurement Officials Contract 06913 for \$105,891.64.
- B. Pgs. 16-31 Resolution 2022-02: Authorizes the purchase of Trimble Geospatial equipment for crime scene documentation using the Washington State Master Purchasing Contract 02918 in the amount of \$63,733.73.
- C. Pgs. 32-35 Resolution 2022-03 Authorizes a contract amendment with AEI Engineers for additional analysis, design, programming, and system control work for the hydroelectric generator facility upgrade at the Water Treatment Plant for an additional amount not to exceed \$42,200.

7. ACTIVE AGENDA

- A. Pgs. 36-42 Resolution 2022-04 : Approves the recommendation from the Planning Commission to approve a Shoreline Substantial Development permit for the 614 Francis Avenue Planned Unit Development (PUD) and Preliminary Plat. File# SHR-21-0002(**CLOSED RECORD QUASI-JUDICIAL**).
- B. Pgs. 43-51 Resolution 2022-05: Approves the recommendation from the Planning Commission to approve the Preliminary Plat for the 614 Francis Avenue Planned Unit Development (PUD), a development of six residential units located at 614 Francis Avenue. File# PPL-21-0002 (**CLOSED RECORD - QUASI JUDICIAL**)
- C. Pgs. 52-97 Ordinance 2022-01: Adopts a Walla Walla Municipal Code Text Amendment to Section 20.100.040(F) footnote number three (3) to allow for the first floor conversion of hotels and motels to residential dwelling units within the Central Commercial zoning district.
- D. Pgs. 109-120 Approval of minutes of the Work Session held December 13 and the regular meeting held December 15, 2021. (Councilmembers Casey, Eskil, Nakonieczny, and Reyna to abstain)
- E. Pgs. 121-137 Approval of December 2021 Check Register - Checks #16772-16816; 16818-16930; 16932-17044; 17046-17114; and 295-316 totaling \$7,010,639.45

8. COUNCIL MEMBER MEETING REPORTS

9. UNFINISHED AND NEW BUSINESS

10. EXECUTIVE SESSION

- A. To consider the minimum price at which real estate will be offered for sale pursuant to RCW 42.30.110(1)(c); and to discuss with legal counsel litigation or potential litigation to which the City is a party or is likely to become a party pursuant to RCW 42.30.110(1)(i).

11. ADJOURNMENT

Values: Service, Integrity, Collaboration, Equity, Leadership, and Community

The City of Walla Walla complies with Title VI, ADA, and other applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, religion, veteran status, sexual orientation, gender identity, or sex.



ar-4481

Pg. 4

City Council - Regular Meeting

Meeting Date: 01/12/2022

Submitted For: Neal Chavre, Public Works Department, Engineering

Add'l Contributors:

Information

ITEM TITLE:

Presentation of the Isaacs Avenue Project Excellence Award to Transportation Engineer Monte Puymon by the Washington State Department of Transportation and Federal Highway Administration.

Attachments

No file(s) attached.



ar-4506

Pgs. 5-15

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: ARPA funding - 50 VHF Portable Radios for Police Department

Submitted For: Deborah Minter, Police Department

Project No:

pending

Financial Comments:

Acquisition of new portable radios for entire police department using American Rescue Plan Act funding (resolution 2021-165). Purchasing from the NASPO ValuePoint Master Agreement for Public Safety Communication Equipment 06913 from BK Technologies. Purchasing 50 portable radios plus all necessary parts for a total of \$105,891.64.

All Contracts:

Not Applicable

Federally funded contracts only:

Yes

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Approve the purchase of fifty BK Technologies portable radios and all necessary parts for replacing the portable radios for the entire Walla Walla Police Department from Advanced Paging & Communications through the NASPO Contract 06913 for \$105,891.64 (including tax).

Information

HISTORY:

Officers being able to talk with Dispatch and other officers is critical for law enforcement and citizen safety. Our current portable radios were manufactured by ICOM. Most of the units were put into service at least six years ago. An unusually high percentage of the units are needing repair, which is an unanticipated expense. We have done side-by-side comparison tests; the BK Technologies radios have better signal and coverage than our current ICOM units. Past experience has shown that mixing radio makes and models results in coverage issues. It is recommended to replace all portable radio units at the same time.

POLICY ISSUES:

There are no policy issues.

ALTERNATIVES:

The only alternative is to continue using the failing and unreliable ICOM portable radios, and continue to pay unusually high repair bills to keep them working.

STAFF RECOMMENDATION:

Staff recommends Council approve the purchase of portable radios and all necessary parts from BK Technologies to replace the portable radios for the entire Walla Walla Police Department using NASPO contract 06913 for \$105,891.64.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2022-01

Advanced Paging & Communications Quote

SAM.Gov Exclusion Search BK Technologies

SAM Search on Excluded Parties Advanced Paging

RESOLUTION NO. 2022-01

A RESOLUTION AWARDING THE CONTRACT TO SUPPLY PORTABLE RADIOS AND PARTS TO THE WALLA WALLA POLICE DEPARTMENT, TO PERFORM RELATED WORK, INC. AND TAKING SUCH FURTHER ACTION NEEDED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Washington Supreme Court held in *U. S. v. Town of Bonneville*, 94 Wn.2d 827, 832, 621 P.2d 127 (1980) that optional code cities organized under RCW Title 35A have “the broadest powers of local self-government consistent with the Constitution of this state.” RCW 35A.01.010. Such municipalities are capable of entering into contracts without restriction[;]”and

WHEREAS, Municipal Resolution 98-49 adopted on August 26, 1998 authorizes the Walla Walla City Manager to execute intergovernmental purchasing agreements; and

WHEREAS, the Walla Walla City Manager executed a Master Contract Usage Agreement on June 13, 2013 that allows the City to purchase goods and services from state master contracts; and

WHEREAS, the City needs to procure portable radios used by the Walla Walla Police Department; and

WHEREAS, the radios needed by the City are available from a state master contract through the National Association of State Procurement Officials (NASPO); and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given this matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution,

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The contract to supply portable radios and parts, and to perform related work, is hereby awarded to BK Technologies, and the City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized, empowered and directed to purchase equipment and services from BK Technologies, and execute such purchase orders, contracts, agreements, and other documents that may be required; provided that sufficient appropriations therefor have been made by the Walla Walla City Council.

Section 2: The City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents

authorized by section 1 herein on behalf of the City of Walla Walla, provided that sufficient appropriations have been made by the Walla Walla City Council and provided further that the aggregate value of all such amendments, modifications, and change orders shall not exceed ten percent (10%) of the original contract amount or twenty thousand dollars (\$20,000), whichever is greater.

Section 3: The City Manager of the City of Walla Walla is also hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents authorized by section 2 herein, which do not materially alter such contracts, agreements, and purchase orders, and also do not increase the financial obligations beyond amounts authorized by sections 1 and 2 herein.

Section 4: The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the purchase orders, contracts, agreements, amendments, modifications, change orders, and other documents authorized herein, and to attach to each duplicate thereof a copy of this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, January 12, 2022.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

ADVANCED PAGING &
COMMUNICATIONS INC.
625 E 3RD AVE
SPOKANE WA 99202-2209
509-455-8400

Estimate

DATE	ESTIMATE...
10/29/2021	2173

NAME / ADDRESS
WALLA WALLA POLICE DEPT ATT CAPT. BUTTICE 54 E. MOORE WALLA WALLA, WA 99362

TERMS	QUOTE EXPIRES
NET 25	12-28-21

ITEM	DESCRIPTION	QTY	COST	TOTAL
BKR5000-T3BS-1	Port, VHF 136-174MHz, 5000Ch, 6W,T3, BLK, Ch Stop, BLUE TOOTH	50	1,468.00	73,400.00T
BKR0810GPS	Antenna, GPS, VHF, 136-174MHz, SMA	50	49.75	2,487.50T
EC1-BK3	ENDURA SINGLE UNIT CHARGER FOR BKR5000	50	75.00	3,750.00T
BKR0101	Battery Pack, Li-Ion 4900 mAh, Smart	62	100.80645	6,250.00T
BKR0203	Microphone, Speaker, w/3.5mm, IP68 Submersible, Emergency Button, BKR-P Series	50	208.00	10,400.00T
EC12M-BK3-D	ENDURA TWELVE-UNIT CHARGER WITH SIX DUAL PODS BKR5000 NASPO PRICING 06913	1	950.00	950.00T
	SALES TAX WALLA WALLA 3604		8.90%	8,654.14
It's been a pleasure working with you!			TOTAL	\$105,891.64



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☐ Any Words 

☒ All Words 

☐ Exact Phrase 

e.g. 123456789, Smith Corp

Classification



Excluded Individual



Excluded Entity



Entity Name

BK Technologies, Inc. (612003681)

BK Technology, LLC (080990412)

DUNS Unique Entity ID

e.g. 123456789

SAM Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

Federal Organizations

Exclusion Type

Exclusion Program

Location

Dates

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☐ Any Words

☒ All Words

☐ Exact Phrase

e.g. 123456789, Smith Corp

"advanced paging and communications"



"advanced paging"



"advanced paging and communications"



Classification



Excluded Individual



Entity Name

DUNS Unique Entity ID**SAM** Unique Entity ID

No results found

CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program



Location



Dates



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ar-4507

Pgs. 16-31

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: Acquisition of Trimble Forensics Using the State of Washington Master Contract 02918

Submitted For: Deborah Minter, Police Department

Project No:

pending

Financial Comments:

During the December 15, 2021 meeting, the City Council approved Resolution 2021-165 that authorized the use of the remaining American Rescue Plan Act funding, which included the acquisition of a scanning system for the Police Department. Staff now recommends the acquisition of a unit using the State of Washington Department of Enterprise Services Master Contract 02918 with Trimble Inc.'s authorized reseller (Frontier Precision) to acquire this technology for \$63,733.73

All Contracts:

Not Applicable

Federally funded contracts only:

Yes

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Council is requested to authorize the acquisition of a Trimble Forensics X7 Scanning System and the necessary components from Frontier Precision, the only authorized reseller of the Trimble Geospatial equipment in the State of Washington. Acquisition will be using the State of Washington Department of Enterprise Services Master Contract 02918 with Trimble Inc. Total estimated cost of \$63,733.73.

Information

HISTORY:

During the December 15, 2021 meeting, Council approved the acquisition of Trimble Geospatial equipment for the Police Department. Now we are recommending the usage of the State of Washington Department of Enterprise Services Master Contract 02918 with Trimble Inc. to acquire this technology.

POLICY ISSUES:

There are no policy issues.

ALTERNATIVES:

There is one alternative brand of scanner, which is manufactured by Faro. This option is not recommended due to it not detecting black objects that has a reflection. This detection issue would cause an issue with handguns and streets. Also, the Faro device must be sent off annually for factory calibration. The Trimble unit auto calibrates.

STAFF RECOMMENDATION:

Staff recommends the acquisition of a Trimble Forensics X7 Scanning System by purchasing from the State of Washington Department of Enterprise Services Master Contract 02918 through Trimble Inc.'s authorized reseller in the State of Washington (Frontier Precision) for \$63,733.73.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2022-02

Authorized Reseller Documentation

Frontier Precision Quote

SAM Exclusion Search - Frontier Precision

SAM.Gov Exclusion Search - Trimble

RESOLUTION NO. 2022-02

A RESOLUTION AWARDING THE CONTRACT TO SUPPLY A FORENSICS SCANNING SYSTEM TO THE WALLA WALLA POLICE DEPARTMENT, TO PERFORM RELATED WORK, INC. AND TAKING SUCH FURTHER ACTION NEEDED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Washington Supreme Court held in *U. S. v. Town of Bonneville*, 94 Wn.2d 827, 832, 621 P.2d 127 (1980) that optional code cities organized under RCW Title 35A have “‘the broadest powers of local self-government consistent with the Constitution of this state.’ RCW 35A.01.010. Such municipalities are capable of entering into contracts without restriction[;]”and

WHEREAS, Municipal Resolution 98-49 adopted on August 26, 1998 authorizes the Walla Walla City Manager to execute intergovernmental purchasing agreements; and

WHEREAS, the Walla Walla City Manager executed a Master Contract Usage Agreement on June 13, 2013 that allows the City to purchase goods and services from state master contracts; and

WHEREAS, the City needs to procure a forensics scanning system for the Walla Walla Police Department; and

WHEREAS, the forensics scanning system needed by the City are available from a state master contract; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given this matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution,

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The contract to supply a forensics scanning system, and to perform related work, is hereby awarded to Trimble, Inc., and the City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized, empowered and directed to purchase equipment and services from Trimble, Inc., and execute such purchase orders, contracts, agreements, and other documents that may be required; provided that sufficient appropriations therefor have been made by the Walla Walla City Council.

Section 2: The City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents

authorized by section 1 herein on behalf of the City of Walla Walla, provided that sufficient appropriations have been made by the Walla Walla City Council and provided further that the aggregate value of all such amendments, modifications, and change orders shall not exceed ten percent (10%) of the original contract amount or twenty thousand dollars (\$20,000), whichever is greater.

Section 3: The City Manager of the City of Walla Walla is also hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents authorized by section 2 herein, which do not materially alter such contracts, agreements, and purchase orders, and also do not increase the financial obligations beyond amounts authorized by sections 1 and 2 herein.

Section 4: The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the purchase orders, contracts, agreements, amendments, modifications, change orders, and other documents authorized herein, and to attach to each duplicate thereof a copy of this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, January 12, 2022.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



To Whom It May Concern:

Please accept this letter as a confirmation that Frontier Precision, Inc. is the only authorized reseller of Trimble Geospatial equipment in the state of Washington. Additionally, Frontier Precision, Inc. is the only authorized service center for Trimble Geospatial equipment in the state of Washington.

Sincerely,

Tony Scott

Tony Scott

VP

Frontier Precision, Inc.
12658 Interurban AVE South
Seattle WA 96168
206.556.2971



12658 Interurban Ave S
Seattle, WA 98168
206-294-5196
www.frontierprecision.com

Quote 56704

Date: Dec 01, 2021
By: Thomas Roberts
thomasr@frontierprecision.com
Washington State Contract 02918

BILL TO:

Walla Walla PD
Eric Knudson
EKnudson@wallawallawa.gov
[509-524-4405](tel:509-524-4405)

SHIP TO:

Walla Walla PD
Eric Knudson
EKnudson@wallawallawa.gov
[509-524-4405](tel:509-524-4405)

Product Details	Qty	Price	Discount	Total
FOR-01-0106 Trimble Forensics X7 Scanning System (AMERICAS) Included Items: -Trimble X7 Instrument Pack -Quick Release Adapter-Trimble X7 and Series 3 Tripod -Gitzo Tripod series with 5/8 X 11 head -Trimble X7 Backpack -Dual Battery Charger with Power Supply and Power Cord -Batteries x3 10% Discount	1	\$35,695.00	\$3,569.50	\$32,125.50
Miscellaneous (FOR-02-0226) Trimble T10x Tablet and Trimble Forensics Capture Software w/ X7 Module 10% Discount	1	\$8,295.00	\$829.50	\$7,465.50
FOR-03-0312-NR Trimble Forensics Reveal (Subscription Stocking)	4	\$199.00	\$0.00	\$796.00
FOR-03-TRWFX-365 Trimble Realworks Forensics - 365 Days License	4	\$200.00	\$0.00	\$800.00
FOR-03-0312-NR Trimble Forensics Reveal (Subscription Stocking)	4	\$199.00	\$0.00	\$796.00

Subtotal: **\$58,525.00**

Tax: **\$5,208.73**

Shipping: **\$0.00**

Grand Total: \$63,733.73

Valid Until: Jan 25, 2022

Product Details	Qty	Price	Discount	Total
FOR-03-TRWFX-365				
Trimble Realworks Forensics - 365 Days License	4	\$200.00	\$0.00	\$800.00
FOR-03-0312-NR				
Trimble Forensics Reveal (Subscription Stocking)	4	\$199.00	\$0.00	\$796.00
FOR-03-TRWFX-365				
Trimble Realworks Forensics - 365 Days License	4	\$200.00	\$0.00	\$800.00
FOR-03-0312-NR				
Trimble Forensics Reveal (Subscription Stocking)	4	\$199.00	\$0.00	\$796.00
FOR-03-TRWFX-365				
Trimble Realworks Forensics - 365 Days License	4	\$200.00	\$0.00	\$800.00
FPI-TRAINING-SURVEY				
5-Day Forensics Onsite training up to 15 attendees with Digital Downpour	1	\$7,500.00	\$0.00	\$7,500.00
EWFOR-X7				
TPP - Hardware Warranty - Forensics X7 Laser Scanner	2	\$1,470.00	\$0.00	\$2,940.00
*Equals 4 years Total				
EWFOR-TABLET-HW				
TPP - Hardware - Forensics T10 Tablet	2	\$350.00	\$0.00	\$700.00
*Equals 4 years Total				
EWFOR-TFC-STOCK				
TPP - Software - Trimble Forensics Capture (12m expiration)	3	\$470.00	\$0.00	\$1,410.00
*Equals 4 years Total				

Subtotal: **\$58,525.00**

Tax: **\$5,208.73**

Shipping: **\$0.00**

Grand Total: \$63,733.73

Valid Until: Jan 25, 2022

Special Notes

Shipping, handling, and applicable sales tax will be added to invoice.

Terms and Conditions

All invoices are in U.S. Dollars. Prices are good for 30 days.

Payment terms are net 30 days upon approved credit. We also accept VISA, MasterCard and American Express. Returns- A standard restocking fee of 20% will be charged for any returned equipment.

Shipping and handling charges are prepaid and added to invoice. Shipment will be made by UPS Ground unless otherwise specified, FOB Shipping Point.



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Frontier Precision, Inc. (606015493)



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☒ All Words 

☐ Exact Phrase 

e.g. 123456789, Smith Corp

Classification



Excluded Individual



Excluded Entity



Entity Name

Frontier Precision



DUNS Unique Entity ID

e.g. 123456789



SAM Unique Entity ID

e.g. HTYR9YJHK65L



CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program



Location



Dates



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Frontier Precision, Inc. (606015493)



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Frontier Precision, Inc. (606015493)



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e.g. 123456789, Smith Corp

trimble



Classification



Excluded Individual



Excluded Entity



Entity Name

DUNS

Unique Entity ID

e.g. 123456789

SAM

Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

Federal Organizations

Exclusion Type

Exclusion Program

Location

Dates

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Showing 1 - 8 of 8 results

Sort by

Relevance

Theresa Jean Trimble Davis	Active
<div><div>DUNS</div>Unique Entity ID</div> <div>(blank)</div> <div><div>SAM</div>Unique Entity ID</div> <div>(blank)</div> <div>CAGE Code</div> <div>(blank)</div> <div>Physical Address</div> <div>Valley, AL 36854 USA</div> <div>Exclusion</div>	
Classification	Individual
Activation Date	Jan 5, 2001
Termination Date	Indefinite
METS, LLC	Active
<div><div>DUNS</div>Unique Entity ID</div>	

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

4478 SW Highway J, Trimble, MO 64492 USA

Exclusion

Classification

Special Entity Designation

Activation Date

Jul 3, 2019

Termination Date

Indefinite

Patrick Michael Dingle Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

Trimble, MO 64492 USA

Exclusion

Classification

Individual

Activation Date

Jul 3, 2019

Termination Date

Indefinite

Theresa Jean Trimble Davis Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

Valley, AL 36854 USA

Exclusion

Classification

Individual

Activation Date

May 18, 2000

Termination Date

Indefinite

Sharon Householder Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

McKeesport, PA 15133 USA

Exclusion

Classification

Individual

Activation Date

Nov 15, 2002

Termination Date

Indefinite

Carolina PELAEZ-CARMONA Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

Clifton , NJ 07011 USA

Exclusion

Classification

Individual

Activation Date

Jun 14, 2018

Termination Date

Indefinite

LISA MARGARET JOHNSON Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

FORT WORTH, TX 76134 USA

Exclusion

Classification

Individual

Activation Date

May 20, 2014

Termination Date

Indefinite

Sharon Householder Active

DUNS Unique Entity ID

(blank)

SAM Unique Entity ID

(blank)

CAGE Code

(blank)

Physical Address

McKeesport, PA 15133 USA

Exclusion

Classification

Individual

Activation Date

Aug 20, 2002

Termination Date

Indefinite



1

of 1



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ar-4508

Pgs. 32-35

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: Contract Amendment #1 with AEI Engineers for design and programming of the Hydro Generator Controls Upgrade Project

Submitted For: Nathan Black, Public Works Department, Engineering Capital Programs

Project No:

WA2007

Financial Comments:

Amendment #1 increases the original contract amount by \$42,200.00 (366 labor hours). The original contract amount was \$80,808.18 (657 labor hours) as authorized by Resolution 2020-109

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Authorizes a contract amendment (#1) with AEI Engineers for additional analysis, design, programming, and system control work for the hydroelectric generator facility upgrade at the Water Treatment Plant.

Information

HISTORY:

WHAT IS THIS CONTRACT AMENDMENT FOR/WHY IS IT NECESSARY?

This amendment provides additional Electrical Engineering and Programming services as follows:

1. Adds 48 labor hours to thoroughly investigate and map the control wiring and system functions of the existing facility. Substantial additional (unanticipated) time was required to map and document the existing controls in the facility because they did not match the original design documents. This was not anticipated by the electrical engineer nor city staff.
2. Adds 318 labor hours for design and programming of multiple additional control systems requiring replacement that were discovered during the investigation, mapping and assessment phase (see above).

IS THIS ADDITIONAL WORK JUSTIFIED AND THE COST FAIR AND REASONABLE?

Staff reviewed the additional request services and found it to be justified for the level of effort.

Additionally, AEI labor rates are fair and reasonable as they are 28% lower than other current City professional service contracts for similar services.

BACKGROUND

Located at the Water Treatment Plant, the hydroelectric facility generates power from the raw water transmission main. On a typical day, it generates roughly \$1,390 per operating day in revenue for the water utility (approximately \$580,000 per year). The electrical and system controls are over 35 years old (circa 1986). Several of the controls and electrical components are failing, replacement parts are difficult to find due to obsolescence, and/or are a safety concern due to high voltage electricity. This project will modernize the controls and electrical systems to increase safety and operational reliability

POLICY ISSUES:

Resolution 2020-109 requires Council authorization for amendments of \$20,000 or greater.

PLAN COMPLIANCE:

STRATEGIC PLAN:

Strategic Initiative 2 - Fix and Improve the City's Infrastructure

Objective 4 - Maintain City Buildings and Facilities

COMPREHENSIVE PLAN:

Capital Facilities and Utilities Goal 1 Walla Walla's capital facilities and utilities are well maintained and up-to-date to meet the demands of growth and economic development.
CFU Policy 1.1 Maintain updated plans for the provision of public utility services.

ALTERNATIVES:

None

STAFF RECOMMENDATION:

Approve a resolution authorizing contract amendment #1 with AEI Engineers, Inc.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2022-03

RESOLUTION NO. 2022-03

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF WALLA WALLA TO EXECUTE AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH AEI ENGINEERING, INC., ADDITIONAL AMENDMENTS, MODIFICATIONS, AND CHANGE ORDERS THERETO, AND TAKING SUCH FURTHER ACTION NEEDED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the City of Walla Walla is authorized to procure professional services from rosters maintained in accordance with Chapter 39.80 RCW; and

WHEREAS, the Walla Walla City Council passed City Resolution 2017-90 (Sept. 27, 2017) authorizing the City to utilize rosters maintained by the Municipal Research & Services Center to procure professional services; and

WHEREAS, the City of Walla Walla required engineering and related services to address safety, reliability, and operational control improvements to the hydroelectric generator facility at the City's water treatment plant; and

WHEREAS, the City of Walla Walla evaluated the statement of qualifications and performance data of those parties and firms on file with the City of Walla Walla, and found that AEI Engineering, Inc. was most qualified to provide such services to the City of Walla Walla; and

WHEREAS, the Walla Walla City Council passed City Resolution 2020-109 (Nov. 4, 2020) authorizing the City to enter into a professional services contract with AEI Engineering, Inc.; and

WHEREAS, the City requires additional work related to its contract with AEI Engineering, Inc.; and

WHEREAS, the price of the professional services contract negotiated with AEI Engineering, Inc. to provide services is fair and reasonable to the City of Walla Walla; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution,

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The City Manager of the City of Walla Walla is hereby authorized, empowered and directed to execute an amendment to the City's professional service agreement with AEI Engineering, Inc. for engineering and related services to address safety, reliability, and operational control improvements to the hydroelectric generator

facility at the City's water treatment plant.

Section 2: The City Manager of the City of Walla Walla is hereby authorized and empowered to execute additional amendments, modifications, and change orders to the contract approved by section 1 herein on behalf of the City of Walla Walla, provided that sufficient appropriations have been made by the Walla Walla City Council, and provided further the aggregate value of all additional amendments, modifications, and change orders not exceed twenty thousand dollars (\$20,000.00).

Section 3: The City Manager of the City of Walla Walla is also hereby authorized and empowered to execute amendments, modifications, and change orders to the contract authorized by section 1 herein, which do not materially alter such contract, and also do not increase the financial obligations beyond amounts authorized by sections 1 and 2 herein.

Section 4: The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the contract and any amendments, modifications or change orders authorized by this resolution, and to attach to each duplicate thereof a copy of this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, January 12, 2022.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



ar-4405

Pgs. 36-42

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: 614 Francis Avenue PUD Shoreline Substantial Development Permit

Submitted For: Jon Maland, Development Services Department

Project No:
SHR-21-0002

Financial Comments:
N/A

All Contracts:
Not Applicable

Federally funded contracts only:
Not Applicable

Construction contracts only:
Not Applicable

Brief Summary of Requested Action:

Shoreline Substantial Development Permit for the site development of six (6) residential units, as part of the preliminary plat File# PPL-21-0002. Said development is proposed to be within 200 feet of Mill Creek.

The portion of Mill Creek is subject to the provisions of the City of Walla Walla's Shoreline Management Master Program (SMP). The Mill Creek channel adjacent to the property is within the Urban Residential Shoreline Designation area. The development of the six residential units is permitted in this Shoreline Designation.

The development will meet the 35 foot setback from Mill Creek for the location of the proposed buildings. The development will provide access from the center driveway south to the open space area, adjacent to Mill Creek and the proposed six-foot path along Mill Creek. This setback from Mill Creek and access to the open space/pathway will fulfill the requirements of the Shoreline Management Master Program.

Information

HISTORY:

October 7, 2021: Francis Avenue Cottages LLC submitted a Shoreline Substantial Development Permit application for the construction of six residential units and associated site improvements, as a Planned Unit Development. The subject property is located at 614 and 616 Francis Avenue, on the north side of the Mill Creek.

October 14, 2021: The Notice of Application notification process was completed, as required

by Walla Walla Municipal Code 20.14.065. The Notice of Application and State Environmental Policy Act (SEPA) Environmental Checklist was circulated to the City Site Plan Review Committee (SPRC), Washington State Department of Ecology and SEPA contacts.

October 21, 2021, Additional publish date (two dates required by City Shoreline Master Program)

Comment letters received from the following and are attached to the staff report :

Susan Buchanan, 720 Francis Avenue,
Chris Banks, 639 Francis Avenue,
Emily Banks, 639 Francis Avenue,
Teri Lightfoot, 630 Boyer Avenue
Washington State Department of Ecology.

November 17, 2021: The City of Walla Walla Site Plan Review Committee (SPRC) meeting with the applicant was conducted on the request. The SPRC had no additional comments and recommend approval.

November 19, 2021: The City of Walla Walla SEPA Responsible Official issued a SEPA threshold determination of a Mitigated Determination of Non -Significance (MDNS) on the proposal.

November 19, 2021: The Notice of Public Hearing notification process was completed, as required by Walla Walla Municipal Code 20.14.085.

December 6, 2021: The City of Walla Walla Planning Commission conducted a Public Hearing on the request. The hearing was open for public comment and the following persons commented:

Kevin Price, Project Architect (explained the project and site design),

Irene Schauer, 610 Francis Avenue (concerns on street parking and stormwater management)

Gilbert Mireles, 625 Francis Avenue (concerns on street parking)

Melissa Tetz, 805 ½ N. Main Street (real estate agent for the project and supports the new housing)

Julian Saturno, 416 E. Sumach Street (property owner north of the subject property, discussed the parking solution at Clinton Court Apartments)

Ryan Billen P.E., Project Engineer (explained that stormwater design and project design will meet state and city code).

Link to the complete staff report and packet

The Planning Commission concluded the hearing and recommended approval of the Shoreline Substantial Development Permit, on to City Council.

POLICY ISSUES:

Policy issues are contained within the staff report to the Planning Commission.

PLAN COMPLIANCE:**STRATEGIC PLAN:**

Strategic Initiative 4 - Long Term Encourage Economic development to strengthen the community.

Objectives: 3. Encourage affordable housing and reduce homelessness

COMPREHENSIVE PLAN:

Community Character Policy 5.1- Work with public and private partners to enhance the Mill Creek corridor with ecological restoration and trails to become a keystone asset in the city's physical identity.

Land Use Policy 2.7 Continue coordination with the Confederated Tribes of the Umatilla Indian Reservation, the Army Corps of Engineers, and Walla Walla County Flood Control District to restore Mill Creek.

Shoreline Master Program Shoreline Use and Modifications

Goal -1. To foster a pattern of land use along the shorelines of the City of Walla Walla that balances human use with protection of existing character, habitat, and ecological systems.

Goal -2. To encourage shoreline development and modifications that are wisely placed, consistent with the physical limitations of the area, serve the needs and desires of the local citizens, and ensure no net loss of ecological function.

Goal -3. To give priority to preferred uses of the shoreline, as well as those uses that contribute to the unique character and economic prosperity of the City of Walla Walla, where those uses will not cause a net loss of shoreline ecological function.

ALTERNATIVES:

The City Council may decide to approve, approve with modifications, deny, or remand the request back to the Planning Commission for further consideration.

STAFF RECOMMENDATION:

The City Council may decide to approve, approve with modifications, deny, or remand the request back to the Planning Commission for further consideration.

CITY MANAGER COMMENTS:

Approved for City Council consideration.

Attachments

Res 2022-04
SHR-21-0002 Site Plan

RESOLUTION NO. 2022-04

A RESOLUTION APPROVING A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (FILE# SHR-21-0002) FOR THE FRANCIS AVENUE PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT (FILE# PPL-21-0002) AND ASSOCIATED SITE CONSTRUCTION AND IMPROVEMENTS.

WHEREAS, an application for a Shoreline Substantial Development Permit (File# SHR-21-0002) has been made to the City of Walla Walla by Francis Avenue Cottages, LLC for the site development the Francis Avenue Planned Unit Development project, with associated site and right of way construction and improvements. The project is located at 614 Francis Avenue. Said development is proposed to be within 200 feet of Mill Creek; and

WHEREAS, the Notice of Application was issued and published on October 14, 2021; and

WHEREAS, on October 21, 2021, the second publication date for the Notice of Application was published as required by the City's Shoreline Master Program; and

WHEREAS, the responsible official for the City of Walla Walla under Washington's State Environmental Policy Act issued a Mitigated Determination of Non-Significance (MDNS) for the project on November 19, 2021; and

WHEREAS, the Walla Walla Planning Commission has, after notice and public hearing on December 6, 2021, recommended approval of the Shoreline Substantial Development Permit based upon the certain conditions; and

WHEREAS, the Walla Walla City Council has considered the application, the environmental documents, and the recommendation made by the Walla Walla Planning Commission, during a regularly and duly called public meeting of said Council and has given careful review and consideration to the matter.

NOW THEREFORE, the Walla Walla City Council does resolve as follows:

Section 1: The Walla Walla City Council finds that the shoreline of Mill Creek is regulated by Walla Walla's Shoreline Master Program which was adopted by Walla Walla Municipal Ordinance No. 2018-20 on June 25, 2018, approved by the Washington State Department of Ecology on July 16, 2018, and became effective July 30, 2018, for this application that was submitted and vested on October 7, 2021.

Section 2: The Walla Walla City Council finds that the shoreline of Mill Creek in the vicinity of the 614 and 616 Francis Avenue is within the Urban Residential Environment under the City of Walla Walla's Shoreline Master Program.

Section 3: The Walla Walla City Council finds that the site development for the Francis Avenue Planned Unit Development and the associated construction constitutes substantial development and requires a shoreline permit under the City of Walla Walla's Shoreline Master Program.

Section 4: The Walla Walla City Council finds that this project and related construction and

site improvements within 200 feet of the ordinary high-water mark of Mill Creek are allowed uses under Chapter 6, Use and Modification Matrix (Table 6-1) of the City of Walla Walla Shoreline Master Program subject to conditions of permit approval.

Section 5: The Walla Walla City Council finds that the request for a Shoreline Substantial Development made by Francis Avenue Cottages, LLC for the site development of the 614 Francis Avenue Planned Unit Development project and construction within 200 feet of ordinary high-water mark of Mill Creek are consistent with the policies and procedures of the Shoreline Management Act, the provisions of Chapter 173-27 of the Washington Administrative Code, and Walla Walla's Shoreline Master Program.

Section 6: The request for a Shoreline Substantial Development Permit made by Francis Avenue Cottages, LLC for the site development for the 614 Francis Avenue Planned Unit Development project, site improvements, and construction within 200 feet of ordinary high-water mark of Mill Creek, is hereby approved subject to the following conditions imposed pursuant to Washington Administrative Code §173-27-150 (2), and Chapter 4.2 of Walla Walla's Shoreline Master Program:

A. There shall be compliance with the development standards set forth by underlying city regulations.

B. There shall be compliance with the Mitigated Determination of Non-Significance (MDNS) issued by the City of Walla Walla State Environmental Policy Act SEPA responsible official, dated November 19, 2021, which is incorporated by reference.

C. Construction shall be consistent with the project description provided within the Shoreline Substantial Development Permit application.

D. Appropriate steps shall be taken to prevent erosion and protect the water quality of Mill Creek to reduce or eliminate runoff into the creek channel and using best management practices.

E. If any historical or cultural artifacts are uncovered during development, the project proponent /contractor shall notify the City and take appropriate steps to protect the artifacts until their significance can be evaluated, and the artifacts shall be preserved to the extent practicable.

Section 7: This resolution is the final decision of the City of Walla Walla upon this matter.

Section 8: Construction pursuant to Shoreline Substantial Development Permit authority herein shall not begin and is not authorized until twenty-one (21) days from the date that this permit decision is filed with the Washington Department of Ecology (DOE); or until all review proceedings are terminated if such proceedings are initiated within twenty-one (21) days of the date of filing.

Section 9: Notice is hereby given that any appeal of this decision must be commenced by filing a petition for review and one copy with the Washington State Shoreline Hearings Board at

the Environmental Hearings Office within twenty-one (21) days of the date of filing of this decision with the Washington Department of Ecology pursuant to Revised Code of Washington §90.58.180 and Washington Administrative Code §461-08-340.

Section 10: Notice is hereby given that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

PASSED by the City Council of the City of Walla Walla, Washington, January 12, 2022.

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

SPRC APPLICATION NOTES:

1. ALL EXISTING SURFACING AND RESPECTIVE UTILITY SERVICES TO BE DEMOLISHED AND ABANDONED AS REQUIRED TO FACILITATE DEVELOPMENT, UNLESS OTHERWISE NOTED.
2. PROPOSED STRUCTURES WILL COMPLY WITH CITY MUNICIPAL CODE.
3. ZONING: NEIGHBORHOOD/RESIDENTIAL
4. NO EXISTING EASEMENTS EXIST ONSITE.
5. PROPOSED UTILITIES ARE CONCEPTUAL AT THIS TIME.
6. NEW PERIMETER FENCE TO BE INSTALLED. MATERIAL AND STYLE TO BE DETERMINED.
7. TREES WILL BE REMOVED AS NEEDED TO FACILITATE DEVELOPMENT.
8. SIGNAGE FOR 'NO PARKING', 'FIRE LANE', ETC. WILL BE PROVIDED PER CITY OF WALLA WALLA MUNICIPAL CODE & STANDARD PLANS.

LANDSCAPING NARRATIVE:

LANDSCAPING AREA: 4100± SF
PROPOSED LANDSCAPING WILL CONSIST OF ROCK MULCH, NATIVE GRASSES, AND VEGETATION AS APPROVED BY THE CITY OF WALLA WALLA.

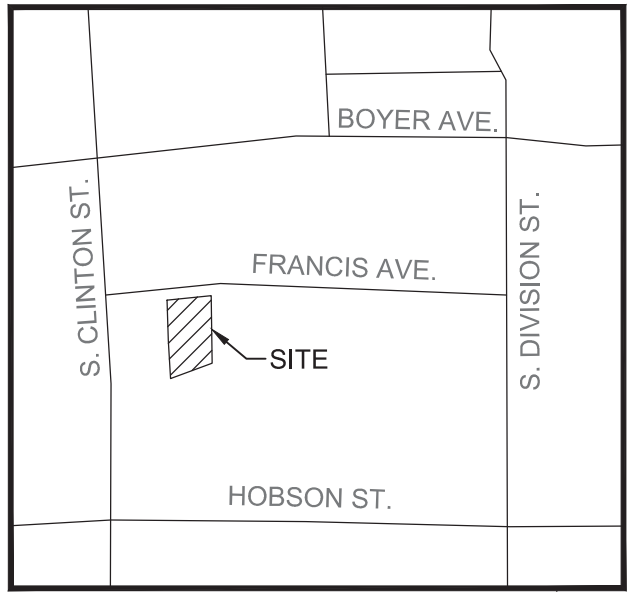
STORMWATER NARRATIVE:

PROPOSED STORMWATER FACILITIES WILL CONSIST OF CATCH BASINS CONNECTED TO DRYWELLS VIA CONVEYANCE PIPES AND SWALES. THE STORMWATER FACILITIES WILL BE DESIGNED & CONSTRUCTED IN COMPLIANCE WITH THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SWMMEW). ANTICIPATE TREATMENT VIA INFILTRATION BASED ON SITE USE, GROUNDWATER, OBSERVATIONS AND CLASSIFICATION OF SOILS.

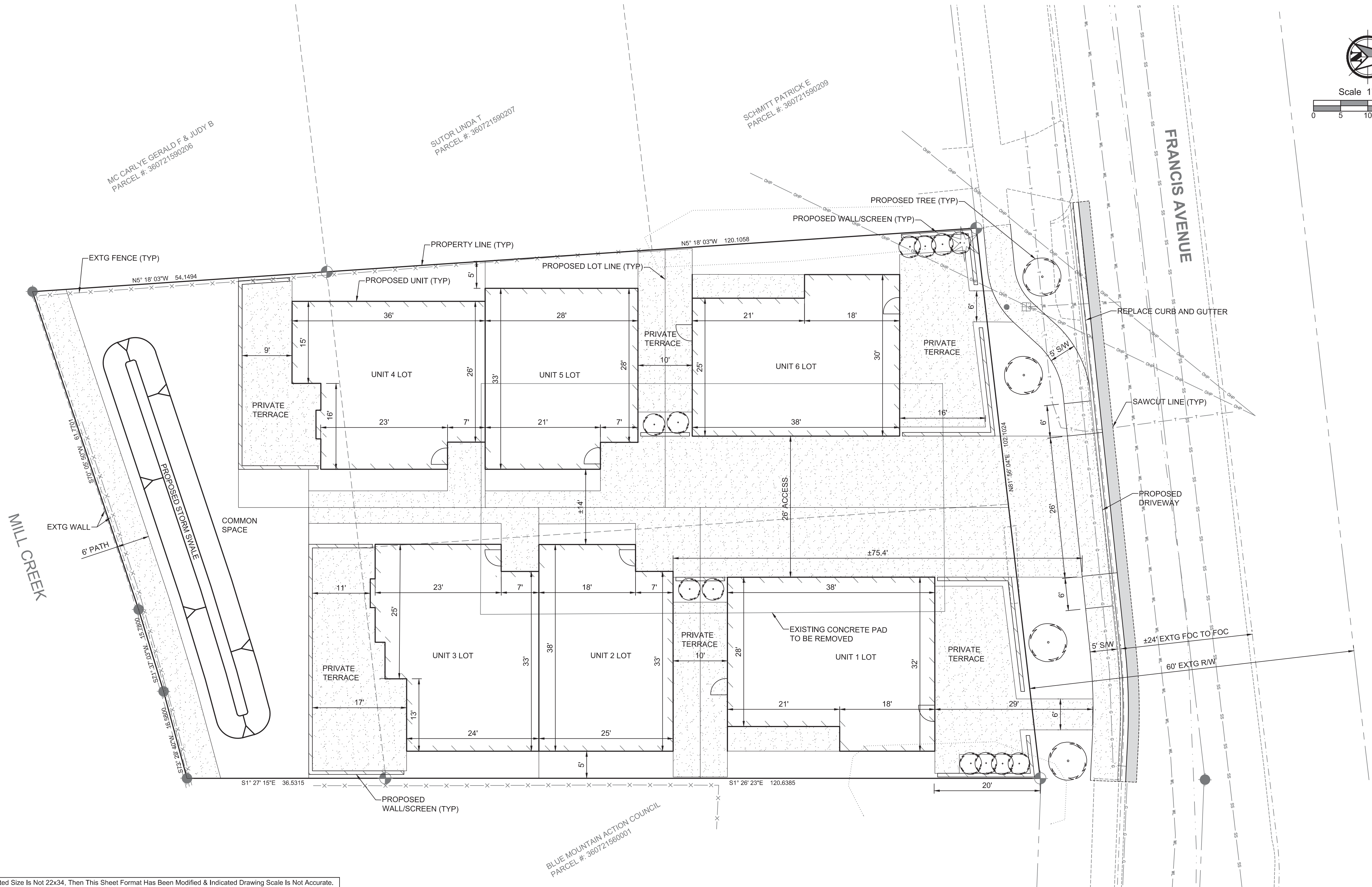
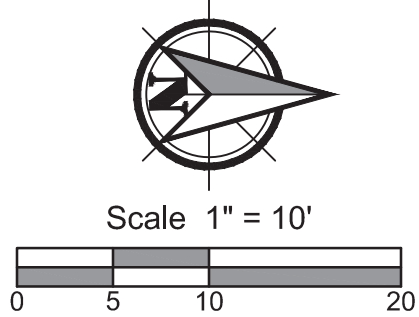
SETBACKS

SIDE	PROPOSED
FRONT:	±20 FT
WEST SIDE:	±5 FT
EAST SIDE:	±5 FT
REAR:	±20 FT

HATCHING LEGEND	
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE



VICINITY MAP
NOT TO SCALE



SITE PLAN FOR:

614 FRANCIS AVENUE

A PROJECT LOCATED IN WALLA WALLA, WA



DESIGNED:
KAS

CHECKED:
RJB

SEPTEMBER 2021
66318.000

SHEET ID

C1.00

SHEET 1 OF 3



ar-4418

Pgs. 43-51

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: Preliminary Plat for the 614 Francis Avenue Planned Unit Development (PUD).

Submitted For: Jon Maland, Development Services Department

Project No:
PPL-21-0002

Financial Comments:

Review fees for civil plans to submitted be the applicant, building permit fees for housing units construction. Developer to be responsible for public facility improvements.

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Request for Preliminary Plat approval for the 614 Francis Avenue Planned Unit Development (PUD) of six residential units, located at 614 Francis Avenue within the Multi-Family Residential zoning district. The purposed planned unit development (PUD) option is to proReview fees for civil plans t submitted be the applicant, building permit fees for housing units construction. Developer to be responsible for public facility improvements.vide greater flexibility and encourage more design creativity than may be available under conventional standards and development approaches that comply with the goals and policies of the City of Walla Walla Comprehensive Plan. This design is represented in the Preliminary Plat map and Development Plans attached to the Staff Report. A new driveway, common areas, utility improvements, and landscaping will be implemented in the ne development under the provisions of a Planned Unit Development.

Pursuant to WWMC 20.50.030, the Multi-Family Residential zone requires a minimum density of twenty dwelling units per net acre to be achieved with a plat proposal. The overall site developmen is 15,893 square feet, minus the 2771 square feet of open space, which equals 13,122 square feet or .30 acres. .30 acres x 20 equals six (6) dwelling units per net acre. The proposed plat of six dwelling units meets the minimum density requirement. The applicant has proposed 2,771 square feet of common area/open space as part of the Development and also compliance with the provisions of the Shoreline Master program for building setbacks from the creek, open space and public access to the proposed open space area.

Information

HISTORY:

October 7, 2021: Francis Avenue Cottages, LLC submitted a Preliminary Plat application for the construction of six residential units and associated site improvements, as a Planned Unit Development . The subject property is located at 614 Francis Avenue, on the north side of the Mill Creek. Also, a Shoreline Substantial Development Permit application was submitted concurrently. (File # SHR-21-0002)

October 14, 2021: The Notice of Application notification process was completed, as required by Walla Walla Municipal Code 20.14.065. The Notice of Application and State Environmental Policy Act (SEPA) Environmental Checklist was circulated to the City Site Plan Review Committee (SPRC), SEPA contacts and the Washington State Department of Ecology.

Notice of Application comment letters received from the following and are attached to the staff report :

Susan Buchanan, 720 Francis Avenue,
Chris Banks, 639 Francis Avenue,
Emily Banks, 639 Francis Avenue,
Teri Lightfoot, 630 Boyer Avenue,
Washington State Department of Ecology.

November 17, 2021: The City of Walla Walla Site Plan Review Committee (SPRC) meeting was conducted with the applicant on the request. The SPRC had no additional comments and recommend approval.

November 19, 2021: The City of Walla Walla SEPA Responsible Official issued a SEPA threshold determination of a Mitigated Determination of Non -Significance (MDNS) on the proposal.

November 19, 2021: The Notice of Public Hearing notification process was completed, as required by Walla Walla Municipal Code 20.14.085.

December 6, 2021: The City of Walla Walla Planning Commission conducted a Public Hearing on the request.

The hearing was open for public comment and the following persons commented:

Kevin Price, Project Architect (explained the project and site design),
Irene Schauer, 610 Francis Avenue (concerns on street parking and stormwater management),
Gilbert Mireles, 625 Francis Avenue (concerns on street parking),
Melissa Tetz, 805 ½ N. Main Street (real estate agent for the project and supports the new housing),
Julian Saturno, 416 E. Sumach Street (property owner north of the subject property, discussed the parking solution at Clinton Court Apartments),
Ryan Billen P.E., Project Engineer (explained that the developments stormwater will meet state and city code requirements)

[The link to the complete staff report and packet.](#)

The Planning Commission concluded the hearing and recommended approval of the Preliminary Plat for the Planned Unit Development (PUD).

POLICY ISSUES:

Policy issues related to the Planned Unit Development and Preliminary Plat procedures are discussed in the staff report to the Planning Commission, that is attached to this report.

PLAN COMPLIANCE:

STRATEGIC PLAN: 4.3 Encourage affordable housing and reduce homelessness.

COMPREHENSIVE PLAN:

Community Character Policy 1.1 Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.

Land Use Policy 1.1 Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.3 Encourage infill development that provides additional housing within the city.

Land Use Policy 1.4 Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Policy 3.7 Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential.

Land Use Policy 4.4 Ensure that new subdivisions and housing development retains natural qualities including topography, natural features, and native vegetation to minimize impacts to the surrounding ecosystem. Retaining or restoring riparian woody vegetation should be a priority.

Land Use Policy 5.2 Ensure that new subdivisions and housing are designed to accommodate pedestrian and bicycle access within the development and to nearby community facilities and amenities such as schools, parks, shopping areas, transit corridors, and employment centers.

Housing Policy 2.1 Integrate housing for lower and moderate-income households and those with special needs into a variety of geographical locations throughout the city.

Environment and Natural Resources Policy 1.3 Ensure that buffers are adequately defined, regulated, and controlled to limit the disturbance of vegetation and disruption of ecological function.

Transportation Policy 5.2 Create a well-connected network of streets, paths, and transit service to provide active transportation options.

Capital Facilities and Utilities Policy 2.7 Ensure that facilities and infrastructure are designed and located with consideration of their impacts on community character.

ALTERNATIVES:

The City Council may decide to approve, approve with modifications, deny, or remand the request back to the Planning Commission for further consideration.

STAFF RECOMMENDATION:

Staff concurs with the Planning Commission recommendation for approval of the Preliminary Plat for the Planned Unit Development, File# PPL-21-0002, to the City Council.

CITY MANAGER COMMENTS:

Approved for City Council consideration.

Attachments

Res 2022-05

PPL-21-0002 Plat Map

RESOLUTION NO. 2022-05

A RESOLUTION APPROVING THE FRANCIS AVENUE PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT (FILE# PPL-21-0002) FOR FRANCIS AVENUE COTTAGES LLC, INVOLVING APPROXIMATELY 15,896 SQUARE FEET OF PROPERTY, LOCATED AT 614 FRANCIS AVENUE.

WHEREAS, an application was made for a Preliminary Plat and a Planned Unit Development (File# PPL-21-0002) to the City of Walla Walla by Francis Avenue Cottages, LLC for approval of the 614 Francis Avenue Preliminary Plat and Planned Unit Development of six (6) residential units, involving approximately 15,896 square feet of property, located at 614 Francis Avenue; and

WHEREAS, the responsible official for the City of Walla Walla under Washington's State Environment Policy Act issued a Mitigated Determination of Non-Significance (MDNS) upon the proposal on November 19, 2021; and

WHEREAS, the City of Walla Walla Planning Commission, after notice and public hearing on December 6, 2021, made findings of fact, conclusions of law and recommendations to the City Council, approval of the preliminary plat and planned unit development based upon certain conditions; and

WHEREAS, the Walla Walla City Council has considered the application, the environmental documents, and the recommendation made by City of Walla Walla Planning Commission, during a regularly and duly called public meeting of said Council, and has given careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution.

NOW THEREFORE, the City Council of Walla Walla do resolve as follows:

Section 1: The Walla Walla City Councils Finds:

- A. The proposed preliminary plat and planned unit development is in conformance with the goals and policies of the Walla Walla Comprehensive Plan, as amended, if developed in accordance with the conditions stated herein.
- B. The proposed use and corresponding preliminary plat and planned unit development has been designated in accordance with the permitted uses within the Residential Comprehensive Plan Land Use classification and standards for development set forth in the City's Zoning and Subdivision code, including the Planned Unit Development provisions, if developed in accordance with the conditions stated herein
- C. Appropriate provisions have been made for public health, safety, and general welfare and for such other factors enumerated in RCW 58.17.110(2)(a) if the preliminary plat and planned unit development is developed subject to the conditions stated herein. Public facilities, such as roads, sewer and water and other public facilities are adequate to support the use and layout of the proposed preliminary plat if developed in accordance with the conditions stated herein.

- D. The public use and interest will be served if the preliminary plat is developed in accordance with the conditions stated herein.
- E. The proposal for the preliminary plat development conforms to the policies and standards and design principles specified in Section 19.14.020 of the Walla Walla Municipal Code, if developed in accordance with the conditions stated herein.
- F. The findings of fact and recommendations of the City of Walla Walla Planning Commission, the Staff Report and attachments dated December 6, 2021, are hereby adopted and incorporated herein as the findings of the Walla Walla City Council with respect to the Preliminary Plat and Planned Unit Development.

Section 2: The preliminary plat and planned unit development involving property commonly located at 614 Francis Avenue, legally described as follows:

Lots 1 and 2 and that part of Lot 5, which lies east of the westerly line of said Lot 2 produced southerly on a straight line to the southerly line of said Lot 5, all in Block 2 of the replat of Block 2 of Isaac's Second Addition to the City of Walla Walla, according to the official plat thereof of record in the office of the auditor of Walla Walla County, Washington, in Book D of Plats at Page 84.

Section 3: The 614 Francis Avenue Preliminary Plat and Planned Unit Development (File# PPL-21-0002) shall be developed in accordance with the following conditions:

- A. The applicant, developer and owner shall obtain a Shoreline Substantial Development Permit (File# SHR-21-0002) for the Francis Avenue Preliminary Plat and Planned Unit Development as the Preliminary Plat and Planned Unit Development project and related construction and site improvements are within 200 feet of the ordinary high-water mark of Mill Creek and are therefore subject to the City of Walla Walla Shoreline Master Program.
- B. The applicant, developer and owner shall comply with all the requirements of titles 12, 13, 15, 19, 20, and 21 of the Walla Walla Municipal Code.
- C. Conditions set forth in the SEPA Mitigated Determination of Non-Significance, dated November 19, 2021:
 - 1. The applicant shall prepare an Inadvertent Discovery Plan (IDP) and prepare the construction crews, for construction/development of the site/project, on the possibility of encountering archeological material during ground disturbing activities. Once completed, the IDP should always be kept at the project site during all project activities. All staff, contractors, and persons on site should be familiar with its contents and know where to find it.
 - 2. The applicant shall implement the request for Reductions to Off-Street Parking Standards under the provisions of Walla Walla Municipal Code 20.126.050 (2) C and D, by the installation and maintenance of off-street electric vehicle charging stations in each garage and provisions for additional bicycle storage in each garage.

- D. The applicant, developer(s) and owner(s) shall warrant the successful operation of required public improvements for a period of two (2) years after the date of final acceptance of such improvements by the City. In addition, the applicant, developer and owner shall provide security to the City by surety in a form and amount acceptable to the City for that period. The surety bond or guaranty shall equal fifteen percent (15%) of the estimated total cost of the improvements as determined by the City Engineer in his sole discretion. The surety must be maintained in continuous effect at the expense of the applicant, developer(s) and owner(s) in a manner acceptable to the City. The City reserves the right to periodically review and adjust the estimated total cost of the improvements in its sole discretion.
- E. No certificates of occupancy shall be issued prior to completion of required public improvements in a manner acceptable to the City in its sole discretion. Issuance of any certificate of occupancy prior to full completion of any of the required improvements shall not be deemed to be a waiver of this section, and such issuance shall not stop the City or impair its ability to demand full completion of required improvements prior to issuance of any further certificates of occupancy.
- F. An application for Final Plat and complete civil improvement plans must be submitted to the City within five years from Council's approval of the Preliminary Plat in accordance with Walla Walla Municipal Code 19.14.050.A and RCW 58.17.140.

Section 4: This resolution is the final decision of the City of Walla Walla upon this matter. Notice is hereby given that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Section 5: Notice is hereby given that appeal of the land use decision shall be barred unless a petition requesting review is filed in the Superior Court of the State of Washington and properly served within twenty-one (21) days after passage of this resolution in accordance with Chapter 36.70C of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla, Washington, this 12th day of January 2022.

Mayor

Attest:

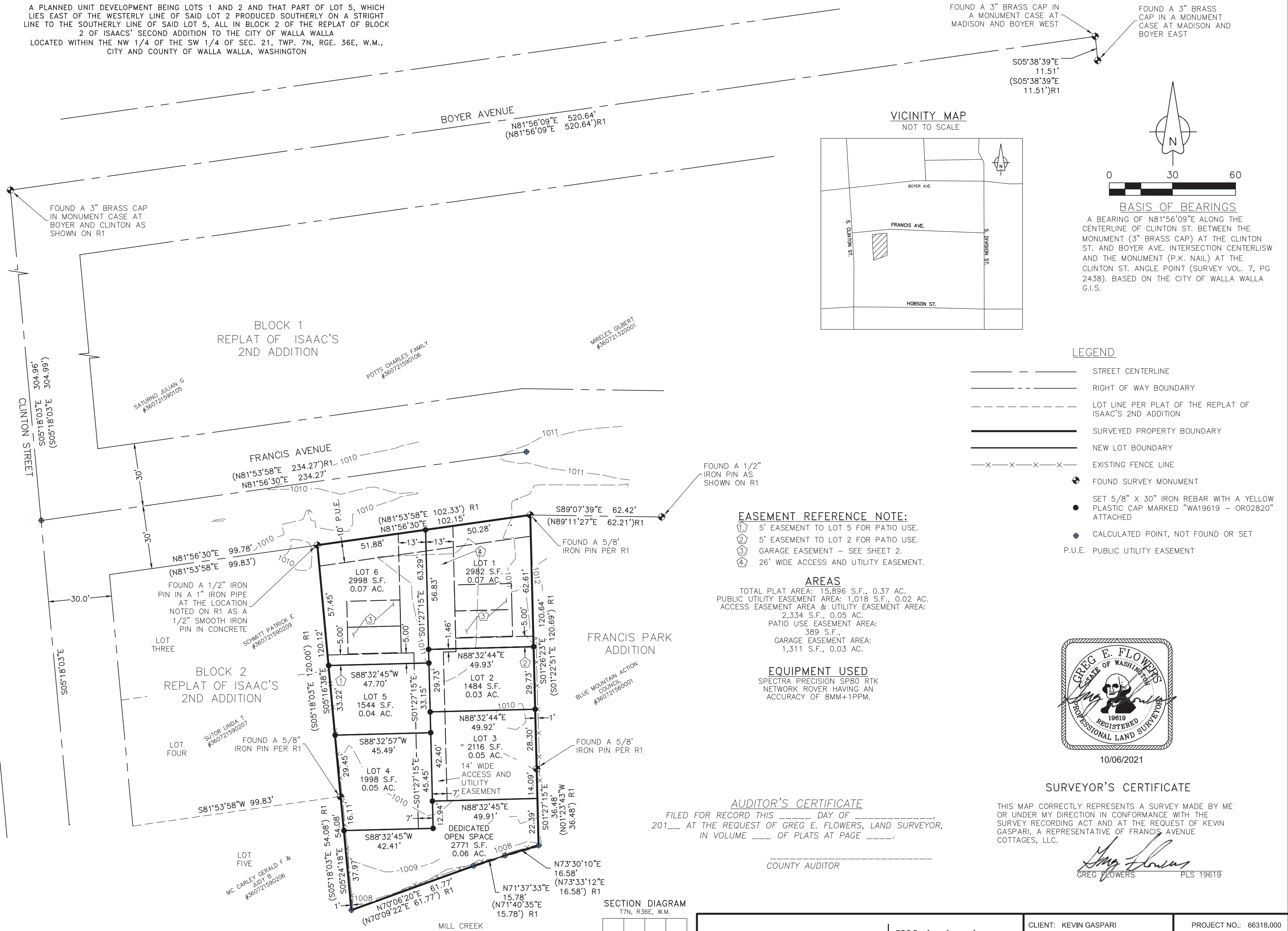
City Clerk

Approved as to form:

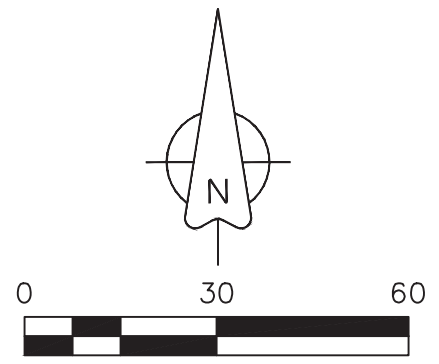
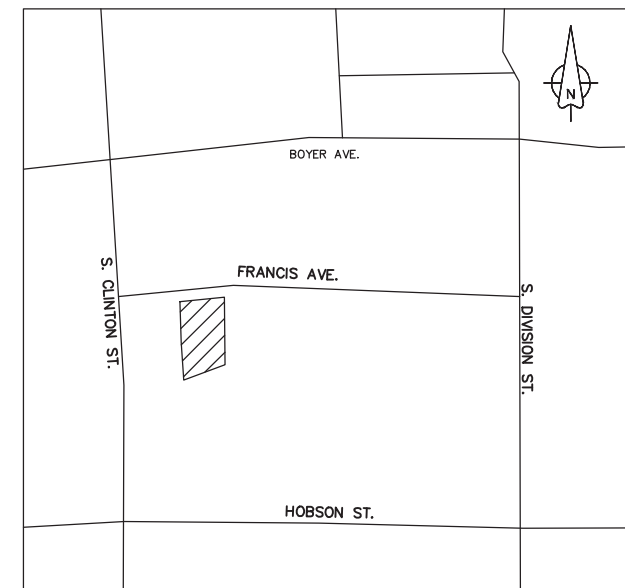
City Attorney

PRELIMINARY PLAT
614 FRANCIS P.U.D.

A PLANNED UNIT DEVELOPMENT BEING LOTS 1 AND 2 AND THAT PART OF LOT 5, WHICH LIES EAST OF THE WESTERLY LINE OF SAID LOT 2 PRODUCED SOUTHERLY ON A STRIGHT LINE TO THE SOUTHERLY LINE OF SAID LOT 5, ALL IN BLOCK 2 OF THE REPLAT OF BLOCK 2 OF ISAACS' SECOND ADDITION TO THE CITY OF WALLA WALLA LOCATED WITHIN THE NW 1/4 OF THE SW 1/4 OF SEC. 21, TWP. 7N, RGE. 36E, W.M., CITY AND COUNTY OF WALLA WALLA, WASHINGTON



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS
A BEARING OF N81°56'09"E ALONG THE CENTERLINE OF CLINTON ST. BETWEEN THE MONUMENT (3" BRASS CAP) AT THE CLINTON ST. AND BOYER AVE. INTERSECTION CENTERLISW AND THE MONUMENT (P.K. NAIL) AT THE CLINTON ST. ANGLE POINT (SURVEY VOL. 7, PG 2438). BASED ON THE CITY OF WALLA WALLA G.I.S.

LEGEND

- STREET CENTERLINE
- RIGHT OF WAY BOUNDARY
- LOT LINE PER PLAT OF THE REPLAT OF ISAAC'S 2ND ADDITION
- SURVEYED PROPERTY BOUNDARY
- NEW LOT BOUNDARY
- EXISTING FENCE LINE
- FOUND SURVEY MONUMENT
- SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "WA19619 - OR02820" ATTACHED
- CALCULATED POINT, NOT FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT

EASEMENT REFERENCE NOTE:

- 5' EASEMENT TO LOT 5 FOR PATIO USE.
- 5' EASEMENT TO LOT 2 FOR PATIO USE.
- GARAGE EASEMENT - SEE SHEET 2.
- 26' WIDE ACCESS AND UTILITY EASEMENT.

AREAS

TOTAL PLAT AREA: 15,896 S.F., 0.37 AC.
PUBLIC UTILITY EASEMENT AREA: 1,018 S.F., 0.02 AC.
ACCESS EASEMENT AREA & UTILITY EASEMENT AREA: 2,334 S.F., 0.05 AC.
PATIO USE EASEMENT AREA: 389 S.F.,
GARAGE EASEMENT AREA: 1,311 S.F., 0.03 AC.

EQUIPMENT USED

SPECTRA PRECISION SP60 RTK
NETWORK ROVER HAVING AN
ACCURACY OF 6MM+1PPM.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
201__ AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR,
IN VOLUME ____ OF PLATS AT PAGE ____.

COUNTY AUDITOR

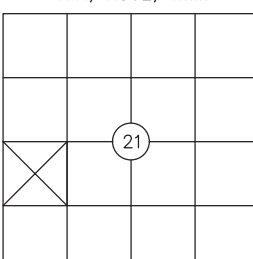


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF KEVIN GASPARI, A REPRESENTATIVE OF FRANCOIS AVENUE COTTAGES, LLC.

Greg E. Flowers
GREG FLOWERS PLS 19619

SECTION DIAGRAM
T7N, R36E, W.M.



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: KEVIN GASPARI		PROJECT NO.: 66318.000	
SURVEYOR: GREG E. FLOWERS		DATE: 10/01/2021	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 30'	
SECTION: 21	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT I, KEVIN GASPARI, A REPRESENTATIVE OF FRANCIS AVE. COTTAGES, LLC, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. I WAIVE FOR MYSELF AND SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC PROPERTY OR FACILITIES WITHIN THIS PLAT.

KEVIN GASPARI, AN AUTHORIZED REPRESENTATIVE FOR FRANCIS AVE. COTTAGES, LLC

APPROVALS

THE SUBDIVISION SHOWN HEREIN CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, CITY ENGINEER DATE

J PRESTON FREDERICKSON, DEVELOPMENT SERVICES DIRECTOR DATE

I HEREBY CERTIFY THAT ____ TAXES FOR THE YEAR ____ AGAINST THE LAND SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER DATE

ACKNOWLEDGMENT

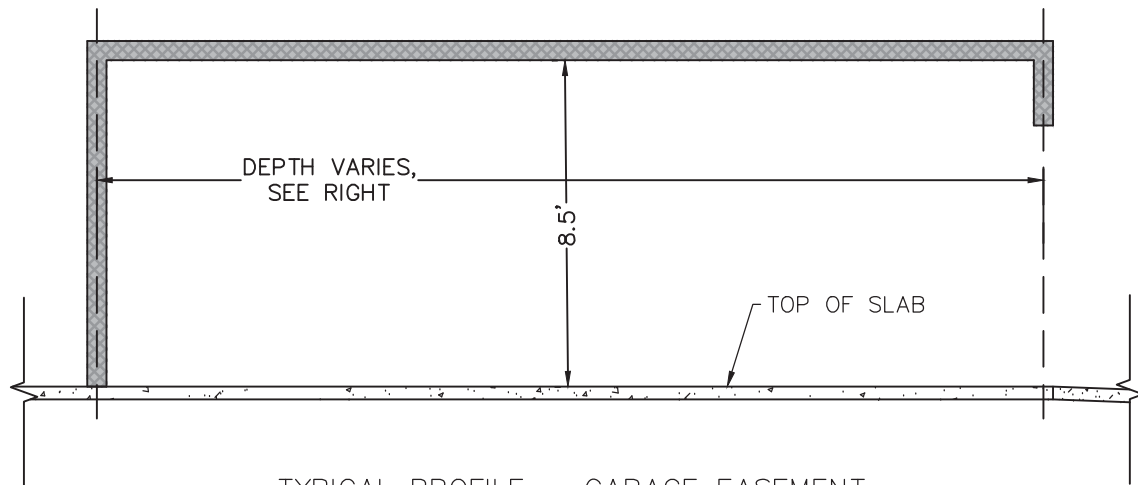
STATE OF _____
COUNTY OF _____

BEFORE ME THIS ____ DAY OF _____, 20____ APPEARED KEVIN GASPARI, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF _____ RESIDING IN _____



TYPICAL PROFILE – GARAGE EASEMENT
NTS.

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THAT PART OF LOT 5, WHICH LIES EAST OF THE WESTERLY LINE OF SAID LOT 2 PRODUCED SOUTHERLY ON A STRAIGHT LINE TO THE SOUTHERLY LINE OF SAID LOT 5, ALL IN BLOCK 2 OF THE REPLAT OF BLOCK 2 OF ISAACS' SECOND ADDITION TO THE CITY OF WALLA WALLA, ACCORDING TO THE OFFICIAL PLAT THEREOF OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON, IN BOOK D OF PLATS AT PAGE 84.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN GASPARI, A REPRESENTATIVE OF FRANCIS AVE. COTTAGES, LLC, TO PREPARE A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT 616 FRANCIS AVE., WALLA WALLA, WA 99362. THE BOUNDARY WAS ESTABLISHED USING FOUND MONUMENTS AS NOTED. THE SITE WAS VISITED AND MONUMENTS FOUND IN APRIL 2021. THIS SURVEY WAS PERFORMED AS A RADIAL REAL TIME KINEMATICS (RTK) SURVEY USING SPECTRA PRECISION SP80 DUAL FREQUENCY GPS RECEIVERS WITH STANDARD ACCURACIES OF 8MM + 1PPM HORIZONTAL AND 15MM + 1PPM VERTICAL. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH IN WAC 332-130.

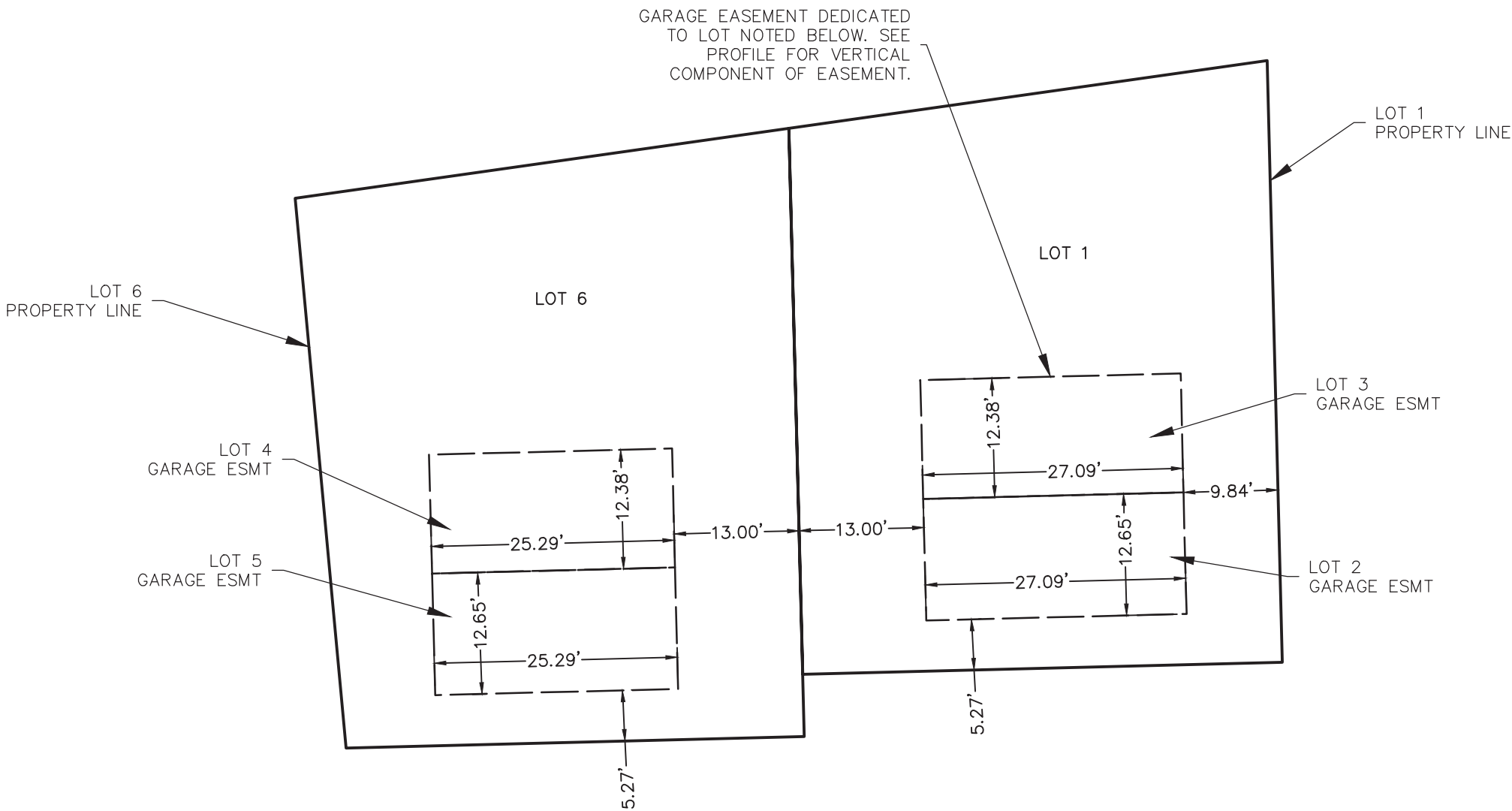
COMPUTED THE CENTERLINE INTERSECTION PER SURVEY VOL 9, PG 173 HELD THE CENTERLINE OF FRANCIS AVE. AS BEING 30 FEET NORTHWESTERLY OF THE FOUND MONUMENTS AS NOTED. I HAVE HELD THE FOUND MONUMENTS AS REPRESENTING THE EAST AND WEST PROPERTY BOUNDARIES AND THE CENTER OF THE EXISTING CONCRETE BULKHEAD ON THE NORTHERLY BANK OF THE MILL CREEK FLOOD CONTROL CHANNEL AS THE SOUTHERLY BOUNDARY.

REFERENCES

- R1) SURVEY WITHIN THE REPLAT OF BLOCK 2 OF ISAAC'S SECOND ADDITION BY TOMKINS, BOOK 4, PAGE 173 OF SURVEYS, AUDITOR'S FILE NUMBER 2004-13173
- R2) TITLE COMMITMENT BY LAND TITLE OF WALLA WALLA COUNTY, INC DATED MARCH 12, 2020

OWNER

FRANCIS AVENUE COTTAGES LLC
2821 FARVIEW AVE E #2
SEATTLE, WA 98102



GARAGE EASEMENT
NTS.



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: KEVIN GASPARI		PROJECT NO.: 66318.000	
SURVEYOR: GREG E. FLOWERS		DATE: 10/01/2021	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 30'	
SECTION: 21	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>	



ar-4417

Pgs. 52-97

City Council - Regular Meeting

Meeting Date: 01/12/2022

Item Title: Text Amendment to Walla Walla Municipal Code 20.100.040 (F) footnote 3

Submitted For: Jon Maland, Development Services Department

Project No:
ZCA-21-0001

Financial Comments:
N/A

All Contracts:
Not Applicable

Federally funded contracts only:
Not Applicable

Construction contracts only:
Not Applicable

Brief Summary of Requested Action:

Fortify Holdings, LLC has applied for a privately initiated amendment to the Walla Walla Municipal Code, amending footnote 3 of WWMC 20.100.040(F). Walla Walla Municipal Code 20.100.040(F) footnote number three (3) pertaining to commercial uses, on the first floor, within the Central Commercial zoning district. Residential uses within the Central Commercial Zone are currently only allowed in the "Second story and above." (WWMC 20.100.040(F) footnote 3). The planning commission recommended approval of the amendment to read as follows: "Second story and above except that all floors of hotels and motels located in the Central Commercial zone be converted to residential use." (added text is underlined).

The applicant provided the following statements on the reason for the requested amendment and a statement about the conversion of commercial properties to residential uses.

"The proposed code amendment would allow for smaller dwelling units in the City's Central Commercial Zone and commercial core, improving flexible housing options and potentially increasing housing densities in and around the City's central business district. Conversion and upgrade of underperforming, existing hotel buildings improves residential options for City residents, improves citizen and business safety and is an efficient and flexible way to provide affordable and flexible housing consistent with Growth Management Act mandates. The code amendment would in essence allow and increase the potential that underperforming hotels would be upgraded and converted to single room occupancy or micro-units that allow City residents to live closer to where they work, potentially reducing impacts on City roads and infrastructure by having persons live where City infrastructure already is available"

"These sorts of conversions only work for underperforming hotels with low revenues and occupancy rates. The pandemic and current market conditions have given Fortify the opportunity to acquire

low-end hotels and motels at a price that allows the budget necessary for the extensive renovations required to make the former hotel rooms into quality studio apartments. Renovations for such projects often add up to as much as the price of purchasing the property. Because of the high costs of renovation and the limits to what tenants are willing to pay for studios, conversion of popular or high-end hotels would not be fiscally feasible. The acquisition cost of a desirable hotel would bar potential investors from pursuing it as a conversion project, as the sale price combined with the price of remodeling would far exceed the revenue generated by the completed project. Hotels with high occupancy rates create larger profits for its ownership than use of the same property as single room occupancy residential, making a conversion completely impractical”

Fortify Holdings, LLC represented at the December 6, 2021 Planning Commission public hearing that it is under contract to purchase the Budget Inn and Travelodge Inn with the intention of converting these hotels into studio and single family apartments with amenities for its residents. This code change would allow it to do so. At the time of writing this staff report, it is staff's understanding that sale of these properties has been completed.

Information

HISTORY:

September 21, 2021: Fortify Holdings, LLC, submitted an application for the Municipal Code (Zoning Code) text amendment.

October 13, 2021: The Notice of Application and Washington State Environmental Policy Act (SEPA) checklist was circulated to the SEPA distribution list and Washington State Department of Ecology's SEPA register on October 13, 2021.

October 14, 2021: Pursuant to RCW 36.70A.106, the proposed zoning code text amendments were sent to the Washington State Department of Commerce as required for the 60-day review. The acknowledgement letter was received from the State of Washington on October 14, 2021.

November 8, 2021: The Notice of Application comment period concluded. No public comments were received on the proposal during this comment period.

November 15, 2021: The SEPA Determination of Non-Significance (DNS) was issued.

November 15, 2021: The Notice of Public Hearing for the Planning Commission meeting was issued.

December 6, 2021: Public Hearing conducted by the Planning Commission. The Planning Commission received only comments from Rob Jacobs and Abigail Donner who are representatives of the applicant Fortify Holdings, LLC.

The Planning Commission concluded the public hearing and voted to recommend approval of the text, as revised and presented by City Staff, to the City Council.

January 10, 2022: City Council work session on this text amendment.

POLICY ISSUES:

A commentary of the Text Amendment policy issues are contained within the Staff report to the Planning Commission

PLAN COMPLIANCE:

STRATEGIC PLAN:

1.2 Continue process improvement skill development and identify opportunities for efficiency and effectiveness.

4.1 Attract and support small businesses.

COMPREHENSIVE PLAN:

Community Character Goal 4 Downtown is the heart of Walla Walla, making all people feel welcome, accommodating a wide variety of civic and commercial functions, and reflecting the city's history.

Community Character Policy 4.1 Carefully protect and enhance Downtown's visual character, the most important single aspect of the city's identity, through historic preservation activities, complementary infill development, and sensitively designed public works.

Land Use Goal 3 There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.1 Encourage mixed use development in Downtown that includes new housing.

Economic Development Policy 5.1 Regularly review development regulations, evaluate the impact of regulations, and the needs of local businesses.

Economic Development Goal 6 Downtown Walla Walla is full of thriving businesses and is recognized and celebrated as the center of the community.

Economic Development Policy 6.1 Retain and recruit businesses in the Central Business District.

Economic Development Policy 6.2 Encourage Downtown's continued revitalization through appropriate development, redevelopment, and rehabilitation.

ALTERNATIVES:

Pursuant to Walla Walla Municipal Code, 20.28.030(C), the City Council, at a public meeting, consider the Planning Commission's recommendation on the record. The City Council shall: Vote to approve; or Vote to disapprove; or Modify the Planning Commission's recommendation; or Refer the matter back to Planning Commission for further review.

STAFF RECOMMENDATION:

Approve the Municipal Code Text Amendment as presented and as recommended by the Planning Commission.

CITY MANAGER COMMENTS:

Approved for City Council consideration.

Attachments

Ord 2022-01
ZCA-21-0001 Staff Report

ORDINANCE NO. 2022-01

AN ORDINANCE ADOPTING AMENDMENTS TO WALLA WALLA MUNICIPAL CODE 20.100.040 (F) AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution number 90-449 on October 30, 1990, opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June 13, 2018 adopting an updated Comprehensive Plan for the City of Walla Walla; and

WHEREAS, RCW 36.70A.130 provides that development regulations shall be subject to continuing review and evaluation by the city that adopted them; and

WHEREAS, RCW 35A.63.100 authorizes the Walla Walla City Council, by ordinance or other action to the extent the Walla Walla City Council deems necessary or appropriate, to implement or give effect to the comprehensive plan or parts thereof in developing the City of Walla Walla and in regulating the use of land herein; and

WHEREAS, the City of Walla Walla issued a Notice of Application on October 15, 2021, with comments due November 8, 2021; and

WHEREAS, the City of Walla Walla issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on November 15, 2021, and posted it on the City website and circulated it with the SEPA contact list, and published the DNS in the Union-Bulletin on November 19, 2021; and

WHEREAS, the Notice of Public Hearing was posted on the City's website on November 15, 2021, at least 14-days prior to the date of hearing, published in the Union Bulletin on November 15, 2021; and

WHEREAS, the proposed code amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106 on October 14, 2021; and

WHEREAS, the proposed amendment to Title 20 were presented to the Planning Commission at the December 6, 2021 public hearing; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation on the proposed code amendments as modified by and recommended by staff on December 6, 2021; and

WHEREAS, the Walla Walla City Council reviewed the Planning Commission's recommendations at a regular work session on January 10, 2022; and

WHEREAS, the Walla Walla City Council conducted a duly noticed public meeting on the proposed code amendment on January 12, 2022; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

Section 1: Section 20.100.040 Footnote 3 of the Walla Walla Municipal Code is amended as follows (added items are in bold and italicized):

3. Second story and above, ***except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.***

Section 2: The Walla Walla City Council finds that the municipal code amendments adopted by this Ordinance and the Comprehensive Plan as adopted by Ordinance No. 2018-15 conform to the requirements of Chapter 36.70A RCW and are consistent with and implement the Walla Walla Comprehensive Plan Update 2040. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan, as amended. The specific policies supporting the amendments are as follows:

Community Character Policy 1.1 – Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.

Land Use Goal 1- Walla Walla grows in a responsible way that maintains or improves the quality of life for its residents.

Land Use Policy 1.1 - Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.3 - Encourage infill development that provides additional housing within the city.

Land Use Policy 1.4 - Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Policy 1.6 - Develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality.

Land Use Goal 3 - There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.1 - Encourage mixed use development in Downtown that includes new housing.

Housing Goal 1 - A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

Housing Policy 1.1 - Provide an array of housing choices such as apartments, small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Economic Development Goal 4 - Walla Walla has a supportive environment for entrepreneurial opportunities and startup businesses.

Economic Development Policy 5.1 – Regularly review development regulations, evaluate the impact of regulations, and the needs of local businesses.

Section 2: The Walla Walla City Council finds that this matter was duly scheduled for the City Council's regular meeting for January 12, 2022, in accordance with section 2.05.040 of the Walla Walla Municipal Code and notice regarding the Council agenda was made publicly available in advance of the meeting. The City Council further finds that proper notice was given and an opportunity for appropriate public participation was provided prior to adoption of this ordinance.

Section 3: The notice given by the City of Walla Walla for the Planning Commission public hearing conducted on December 6, 2021, review by the City Council at their work session on January 10, 2022, and the duly noticed public meeting before the City Council on January 12, 2022, constitutes the City's public participation procedures for this ordinance which are adopted pursuant to RCW 36.70A.035.

Section 4: If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

Section 5: The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 36A.12.160 of the Revised Code of Washington.

Section 6: The Walla Walla City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section subsection numbers and any references thereto.

Section 7: Notice is hereby given that any petition requesting Growth Board review of this zoning ordinance must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla, Washington, this 12th day of January, 2022.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

SUMMARY AND NOTICE OF ADOPTION OF ORDINANCE NO. 2022-01

AN ORDINANCE ADOPTING AMENDMENTS TO WALLA WALLA MUNICIPAL CODE 20.100.040 AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Ordinance No. 2022-01 at its January 12, 2022, open public meeting which in summary:

Amendments to the Walla Walla Municipal Code 20.100.040 Footnote 3 of the Walla Walla Municipal Code is amended as follows (added items are in bold and italicized):

4. Second story and above, ***except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.***

The Walla Walla City Council finds that the development regulation amendments as adopted by this Ordinance conform to the requirements of Chapter 36.70A RCW as evidenced in the staff report to the Planning Commission. The Walla Walla City Council finds that the amendments adopted herein are consistent with and implement the City of Walla Walla's comprehensive plan. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan.

The full text of the ordinance will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. 3rd Avenue, Walla Walla, WA 99362.

Notice is hereby given that any petition requesting Growth Board review of the zoning code amendment must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

Summary approved as to form:

City Attorney



Zoning Code Text Amendment Level V Review Staff Report File# ZCA-21-0001 SEP-21-0025

I. GENERAL INFORMATION:

Application Date: September 21, 2021

Public Hearing Date: December 6, 2021

Applicant: Fortify Holdings, LLC.
17933 NW Evergreen Place, Suite 300
Beaverton, OR 97006

Amendment Description: The applicant is requesting a Walla Walla Municipal Code (WWMC) Text Amendment to allow, within the Central Commercial Zoning District, existing hotel buildings to be used for residential purposes or non-transient housing, defined as residential units for more than 30 days, on all floors.

Residential uses are currently allowed in the Central Commercial zone on the second story and above, and not on the first floor.

The applicant has proposed to amend the following section of the Municipal Code: Footnote 3 of Walla Walla Municipal Code 20.100.040(F)

Land Uses	Zoning Districts							
	RN	RM	PR	CC	CH	IL/C	IH	AD
Planned Residential Development (Level 4 Review)	See Title 19, Subdivisions Code							
Residential Use, Commercial Districts (3)	x	x	x	1	1	1	x	x
Satellite Dishes, Receive Only Earth Station, Residential Use (4)	1	1	x	x	x	x	x	x
Short-Term Rental Type 1 (Principal Residence)	1	1	x	1	1	x	x	x
Short-Term Rental Type 2 (Not Owner-Occupied)	x	x	x	1	1	x	x	x
Temporary Hardship Units (Mobile Home)(2)	2	2	2	x	x	x	x	x

NOTES:

1. No residential premises shall have more than four per year for a total of twelve days a year. See Section 20.118.060.
2. Subject to specific development standards. See Division V.
3. Second story and above.
4. Subject to specific development standards. See Chapter 20.170.

(Ord. 2020-51 § 11, 2020).

The applicant is requesting the following amendment, the proposed new language is **bolded**.

NOTES:

3. Second story and above, **except that all floors of existing hotels located in the Central Commercial Zone can be converted to residential use subject to compliance with then applicable building codes.**

The applicant provided the following statements on the reason for the requested amendment and a statement about the conversion of commercial properties.

“The proposed code amendment would allow for smaller dwelling units in the City's Central Commercial Zone and commercial core, improving flexible housing options and potentially increasing housing densities in and around the City's central business district. Conversion and upgrade of underperforming, existing hotel buildings improves residential options for City residents, improves citizen and business safety and is an efficient and flexible way to provide affordable and flexible housing consistent with Growth Management Act mandates. The code amendment would in essence allow and increase the potential that underperforming hotels would be upgraded and converted to single room occupancy or micro-units that allow City residents to live closer to where they work, potentially reducing impacts on City roads and infrastructure by having persons live where City infrastructure already is available”

“These sorts of conversions only work for underperforming hotels with low revenues and occupancy rates. The pandemic and current market conditions have given Fortify the opportunity to acquire low-end hotels and motels at a price that allows the budget necessary for the extensive renovations required to make the former hotel rooms into quality studio apartments. Renovations for such projects often add up to as much as the price of purchasing the property. Because of the high costs of renovation and the limits to what tenants are willing to pay for studios, conversion of popular or high-end hotels would not be fiscally feasible. The acquisition cost of a desirable hotel would bar potential investors from pursuing it as a conversion project, as the sale price combined with the price of remodeling would far exceed the revenue generated by the completed project. Hotels with high occupancy rates create larger profits for its ownership than use of the same property as single room occupancy residential, making a conversion completely impractical”

II. **SEPA STATUS:**

The Notice of Application and Washington State Environmental Policy Act (SEPA) checklist was circulated to the SEPA distribution list and Washington State Department of Ecology's SEPA register on October 13, 2021.

The City of Walla Walla Development Services has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

Staff has reviewed the following: Submitted SEPA Checklist, dated September 21, 2021, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018, and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018.

A SEPA Determination of Non-Significance was issued under WAC 197-11-340(2) and was posted and circulated on November 15, 2021, published on November 19, 2021, with a comment period ending on December 3, 2021.

III. FINDINGS OF FACT:

1. Fortify Holdings, LLC initiated the zoning code text amendment on September 21, 2021. The 60-day notice was submitted to Washington State Department of Commerce on October 14, 2021.
2. Zoning code text amendments are a Level V review under Walla Walla Municipal Code (WWMC) Chapter 20.28, which requires the Planning Commission to hold a public hearing and make a recommendation to the City Council. The City Council is the decision authority.
3. A Notice of Application was posted on the City of Walla Walla website on October 15, 2021, and was published on October 18, 2021, in the Union Bulletin as required by WWMC 20.14.065. The Notice of Application had a comment period which concluded on November 8, 2021. No public comments were received on the proposal during this comment period.
4. A Notice of Public Hearing was posted on the City of Walla Walla website on November 15, 2021, and was published on November 15, 2021, in the Union Bulletin as required by WWMC 20.14.085.
5. WWMC Chapter 20.48 , Amendments, outlines the requirements for processing text amendments as follows:

20.48.020 Who may initiate.

A. Amendments may be initiated by:

1. The City Council;
2. The City Manager;
3. The Planning Commission;
4. The Zoning Administrator;
5. Any person requesting amendment to the text of this Code;
6. Any property owner or contract purchaser or authorized agent requesting a rezone of his property; or
7. Any property owner(s) requesting annexation to the City.

20.48.030 Procedure.

- C. The City Council is responsible for the approval or denial of a rezone or text amendment. When considering a rezone request or a text amendment, the City Council will act on the request at a public meeting upon the hearing record of the initial reviewing body.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

The decision on a prezone, area wide rezone, or text amendment shall be based on a legislative finding upon whether or not the proposal is consistent with and implements the Walla Walla Comprehensive Plan.

20.48.050 Record of amendments.

All amendments to the zone code will be recorded and indexed in the Development Services Department according to Section 20.14.100 of this code.

6. The proposed code text amendments, with the staff proposed revisions, are supported by the City of Walla Walla Comprehensive Plan as identified in the conclusion section of this staff report as required by RCW 36.70A.130(1)(d), which reads in part: "Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan."
7. A SEPA Determination of Non-Significance (DNS) was issued on November 15, 2021.
8. Pursuant to RCW 36.70A.106, the proposed zoning code text amendments were sent to the Washington State Department of Commerce as required for the 60-day review on October 14, 2021. The acknowledgement letter was received from the State of Washington on October 14, 2021
9. The Planning Commission is scheduled to conduct a Public Hearing on December 6, 2021.

IV. CONCLUSIONS OF LAW:

1. Pursuant to Walla Walla Municipal Code Chapter 20.48 the following applies:

20.48.020 Who may initiate.

20.48.030 Procedure.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

20.48.050 Record of amendments.

Staff Analysis:

1. Procedural Elements-

The proposed code text amendments were initiated by Fortify Holdings, LLC to revise section 20.100.040(F) of the Municipal Code.

A public hearing notice for the Planning Commission Public Hearing on December 6, 2021, was published in the Union Bulletin on November 15, 2021, and posted on the City's website on November 15, 2021. The Planning Commission shall conduct a Public Hearing and make a recommendation to the City Council.

The review criterion for a zoning code text amendment is that the amendments are consistent with and implement the Walla Walla Comprehensive Plan –

Walla Walla 2040. Staff will outline how the proposed code text amendments are consistent below in the next conclusion analysis.

Staff finds that the proposed code text amendments meet the requirements of WWMC 20.48 for process, based on the staff analysis.

2. The proposed code text amendment is supported by the Walla Walla Comprehensive Plan – Walla Walla 2040 Goals and Policies, as follows:

Community Character Policy 1.1 – Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.

Land Use Goal 1- Walla Walla grows in a responsible way that maintains or improves the quality of life for its residents.

Land Use Policy 1.1 - Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.3 - Encourage infill development that provides additional housing within the city.

Land Use Policy 1.4 - Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Policy 1.6 - Develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality.

Land Use Goal 3 - There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.1 - Encourage mixed use development in Downtown that includes new housing.

Housing Goal 1 - A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

Housing Policy 1.1 - Provide an array of housing choices such as apartments, small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Economic Development Goal 4 - Walla Walla has a supportive environment for entrepreneurial opportunities and startup businesses.

Economic Development Policy 5.1 – Regularly review development regulations, evaluate the impact of regulations, and the needs of local businesses.

Staff Analysis:

Staff has reviewed the request and its consistency with, and implementation of the Comprehensive Plan, as follows:

Community Character Policy 1.1, Land Use Goal 1, Policies 1.1, 1.3 , 1.4 and 1.6, Land Use Goal 3, Policies, 3.1 , Housing Goal 1.1, Policies 1.1

The proposed text amendment will implement the addition of new residential units within the Central Commercial district. This will provide housing choices that are central to employment, entertainment, retail and commercial services. This will help to develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality. Additionally, this Central Commercial area has existing street and transportation infrastructure and utilities to service development which is economically and environmentally sustainable.

Economic Development Goal 4 and Economic Development Policy 5.1

The proposed text amendment will encourage economic development and implement a new business model. The city is reviewing development regulations, evaluating the impact of regulations, and the needs of local businesses with this code text amendment process.

Staff recommended revisions/analysis:

Staff recommends revisions to the applicant proposed code text amendment language as follows (added terms are underlined and italicized, removed terms are stricken:

3. Second story and above, except that all floors of ~~existing~~ hotels and motels located in the Central Commercial Zone can be converted to residential use ~~subject to compliance with then applicable building codes~~.

Staff does not recommend the inclusion of the text "*existing*" as there is no need to justify a time frame. If a hotel/motel is being considered for conversion to residential use, it is already inherently an "existing" hotel/motel. Adding "existing" is not necessary nor helpful.

Staff recommends the inclusion of the text "*motels and*" in the proposed code language. The Walla Walla Municipal Code - Tables of Permitted Land Uses Section 20.100.040(G) refer to "motels and hotels" as a land use, and the Walla Walla Municipal Code does not define nor distinguish between the two. For clarity and consistency with current code language, staff recommends inclusion of this text.

Staff does not recommend the inclusion of the text "*subject to compliance with then applicable building codes*" since this amendment is applicable to the land use/zoning. Issues relating to the building code should be addressed in Title 15 (Building and Construction) of the Walla Walla Municipal Code. Removal of building code cross references from Title 20 – Zoning, is consistent with comprehensive code text amendments in 2018, where references to Building and Construction code language stated in Title 20 were removed. (See Walla

Walla Municipal Ordinance 2018-53). All new or adaptive building uses shall be compliant with applicable Building Codes.

With the staff proposed revisions, staff has no concerns on the land use actions that may occur as a result of the text amendment and its final approval. Staff believes that if the code text amendment is ultimately approved by City Council, its implementation should not have an adverse effect on commercial properties and could also provide for beneficial repurposing of hotels and motels to accommodate additional housing that is close to services and amenities downtown.

The applicant has provided a conversion statement (see above and Exhibit 3) on the minimal effect of conversion of certain motel and hotel properties. Staff has reviewed the statement and concur with the conversion statement and that implementation should not have an adverse effect on commercial motel and hotel properties but also provides for adaptive reuse of structures/properties.

The Growth Management Act (GMA) RCW 36.70A.020 goals that apply to the proposed Municipal Code Text Amendment:

Goal 1 Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Goal 4 Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The proposed text amendment will implement the addition of new residential units within the Central Commercial district, which is contained within the Urban Area. This will provide housing choices that are in close proximity to employment, entertainment, retail and commercial services. This will help to develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality. Additionally, this Central Commercial area has existing streets, transportation infrastructure and utilities to service development which is economically and environmentally sustainable.

Goal 5 Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The proposed text amendment will encourage economic development and implement a new business model.

Goal 11 Citizen Participation. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Notice of Application was posted and published for the public and agencies to comment on the proposal. The Notice of public hearing was

posted and published for the Planning Commission's public hearing and soliciting comments from the public.

The intent is to take this input and feedback and bring forth the proposed amendments in this legislative process. Staff concludes that the proposed text amendment, with staff recommended changes, will implement the goals and policies of the City of Walla Walla Comprehensive Plan 2040.

V. **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval to the Walla Walla City Council for the applicant proposed Walla Walla Municipal Code Text Amendment to Footnote 3 of Walla Walla Municipal Code 20.100.040(F), as modified by Development Services staff, as follows: (added terms are underlined and italicized, removed terms are stricken:

3. Second story and above, except that all floors of ~~existing~~ hotels and motels located in the Central Commercial Zone can be converted to residential use ~~subject to compliance with then applicable building codes~~.



Prepared by Jon Maland, Senior Planner: _____

VI. **EXHIBITS**

1. Application
2. Proposed Text Amendment
3. Conversion statement (via email)
4. SEPA Checklist
5. Determination of Completeness October 11, 2021
6. Notice of Application October 15, 2021
7. Notice of Public Hearing November 15, 2021
8. SEPA Determination of Non-Significance (DNS) November 15, 2021
9. WA Department of Commerce Notification
10. WA Department of Commerce Acknowledgement Letter
11. Notice of Application and Notice of Public Hearing Certification

ZONING CODE TEXT AMENDMENT APPLICATION

Application fee is due upon submittal: \$650 – SEPA fee: \$190

An Environmental Checklist (SEPA Application) shall be submitted with this application

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Applicant Name: Fortify Holdings, LLC (Contact Person Robert Jacobs)

Phone: (503) 597-7101 E-mail address: Rob@FortifyHoldings.com

Mailing Address: 17933 NW Evergreen Place, Suite 300, Beaverton, OR 97006

Required Documents:

- ☒ Application & narrative to the questions below
- ☒ SEPA Environmental Checklist and fees
- ☐ Any other information determined necessary by the Director to adequately review the proposal

On a separate piece of paper, please answer and explain the following:

1. Section(s) of the Municipal Code proposed to be amended (include the code citation).
2. Summary of the proposed code amendment.
3. Reason(s) for the proposed code amendment.
4. Explain how the proposed code amendment conforms to the goals and policies of the City of Walla Walla Comprehensive Plan.

- ☒ I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of permit.
I understand that this application is not deemed filed until fees are paid.

Robert Jacobs, Regional Manager

Printed Name of Applicant

Date: _____

9/21/21

DESCRIPTION OF ZONING CODE TEXT AMENDMENT

1. SECTIONS OF MUNICIPAL CODE PROPOSED TO BE AMENDED.

Footnote 3 of WVMC 20.100.040(F) (Limiting Residential Use in the Central Commercial (CC) Zone to upper floors of structures)

2. SUMMARY OF PROPOSED CODE AMENDMENT.

Applicant is a multi-family residential developer that has projects throughout the northwest and specializes in converting underperforming hotels into high-quality, single-room occupancy apartments designed to improve cities' central business districts and commercial cores. In order to pave the way for potential hotel acquisitions and renovations (including two currently in Walla Walla's Central Commercial Zone), the Applicant needs to be able to use all existing hotel units, including those on the ground or first floor for single room occupancy units. Accordingly, the Applicant proposes the narrowest possible text amendment to WVMC 20.100.040(F) and footnote 3, so that footnote 3 does **not** apply to "residential use" within the Central Commercial Zone **if** the project involves conversion of an existing hotel building to an approved residential use. Specifically, footnote 3 in WVMC 20.100.040(F) would be amended to read as follows: "Second story and above, except that all floors of existing hotels located in the Central Commercial Zone can be converted to residential use subject to compliance with then applicable building codes".

3. REASONS FOR THE PROPOSED CODE AMENDMENT.

The Applicant's proposed code amendment would allow for smaller dwelling units in the City's Central Commercial Zone and commercial core, improving flexible housing options and potentially increasing housing densities in and around the City's central business district. Conversion and upgrade of underperforming, existing hotel buildings improves residential options for City residents, improves citizen and business safety and is an efficient and flexible way to provide affordable and flexible housing consistent with Growth Management Act mandates. The code amendment would in essence allow and increase the potential that underperforming hotels would be upgraded and converted to single room occupancy or micro-units that allow City residents to live closer to where they work, potentially reducing impacts on City roads and infrastructure by having persons live where City infrastructure already is available.

4. THE PROPOSED CODE AMENDMENT CONFORMS TO THE CITY'S COMPREHENSIVE PLAN.

The proposed code amendment is consistent with the applicable provisions of the City's Comprehensive Plan including goals and policies in both its land use and housing elements. The Applicant's proposed change is consistent with the following enumerated goals and policies of the City's housing and land use elements of its Comprehensive Plan including the following: Land Use Goal 1, Policies 1.1, 1.3 and 1.6; Land Use Goal 3,

Policies 3.1 and 3.7; Housing Goal 1, Policies 1.1, 1.4 and 1.8. Attached for convenience is a summary of the statements, goals, and policies the Applicant believes directly support the proposed Code Amendment with full citations to the City Comprehensive Plan.

Smaller, single-room occupancy apartments provide affordable housing options for single individuals, and those who want access to common areas and facilities utilizing existing structures on a modest commercial footprint.

Older hotels in metropolitan areas have been hit hard by changing demographics and the COVID pandemic. The proposed code amendment has the potential to allow such hotels to be repurposed into higher quality, non-transient housing which is in high demand.

Summary of Statements, Goals and Policies

- Community Character; CC-11
 - Add a range of small-scale housing types, that are compatible neighborhoods
- Land Use Goal 1 **Walla Walla grows in a responsible way that maintains or improves the quality of life for its residents.**
 - LU Policy 1.1 Accommodate new residential and commercial development in areas with available infrastructure and services
 - LU Policy 1.3 Encourage infill development that provides additional housing within the city.
 - LU Policy 1.6 Develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality
- Land Use Goal 3 **There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.**
 - LU Policy 3.1 Encourage mixed use development in Downtown that includes new housing.
 - LU Policy 3.7 Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential.
- Housing Challenges and Opportunities; Page H-13
 - A Variety of Housing Types Throughout their lifetime people have different housing needs. Walla Walla's housing inventory indicates that there may be some gaps in housing stock. A greater stock of smaller unit rental housing may be needed to serve singleperson households. This type of housing might support young adults just starting out, or seniors who wish to age in place. Building smaller unit rental housing may free up larger units and increase the number of rentals available to serve families. More zoning is need for multi-family housing, which could include new or expanded multi-family zoning, or new or expanded mixeduse zoning in commercial areas. While multi-family housing is needed in the community, there are a variety of ways to add smaller unit housing stock within the city. Zoning regulations that support additional density in single family areas, or allow a variety of unit types such as accessory dwelling units, townhomes, small lot development, cottages, and smaller multi-plexes. This type of housing is sometimes referred to as missing middle housing stock
- Housing Goal 1 **A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.**
 - H Policy 1.1 Provide an array of housing choices such as apartments, small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.
 - H Policy 1.4 Develop incentives for construction of housing affordable to households with low and moderate incomes such as density bonuses, waived fees, multi-family property tax exemption, or a transfer of development rights program.
 - H Policy 1.8 Work with educational institutions to ensure the provision of adequate housing for students.

Jon Maland

From: Abigail Donner <abigail@fortifyholdings.com>
Sent: Monday, November 15, 2021 9:20 AM
To: Jon Maland
Cc: Rob Jacobs
Subject: Statement for amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jon,

Here is the statement we wrote on why these sorts of conversations are not a concern for other hotels. Let me know if you have any questions or concerns!

These sorts of conversions only work for underperforming hotels with low revenues and occupancy rates. The pandemic and current market conditions have given Fortify the opportunity to acquire low-end hotels and motels at a price that allows the budget necessary for the extensive renovations required to make the former hotel rooms into quality studio apartments. Renovations for such projects often add up to as much as the price of purchasing the property. Because of the high costs of renovation and the limits to what tenants are willing to pay for studios, conversion of popular or high-end hotels would not be fiscally feasible. The acquisition cost of a desirable hotel would bar potential investors from pursuing it as a conversion project, as the sale price combined with the price of remodeling would far exceed the revenue generated by the completed project. Hotels with high occupancy rates create larger profits for its ownership than use of the same property as single room occupancy residential, making a conversion completely impractical.

Thank you!

Abigail Donner
Fortify Holdings, LLC
732 NW 19th Ave
Portland, OR 97209
C (206) 948-5560
abigail@fortifyholdings.com



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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Non-project action (zoning code text amendment) to facilitate potential hotel conversion projects in the City's CC (Central Commercial) Zone
2. Name of applicant: Fortify Holdings, LLC
3. Address and phone number of applicant and contact person: 17933 NW Evergreen Place, Suite 300
Beaverton, OR 97006 Attn: Ziad Elshahili or
Robert Jacobs (503) 597-7101

4. Date checklist prepared: September 7, 2021
5. Agency requesting checklist: City of Walla Walla Planning Department (Attn: SEPA responsible official)
6. Proposed timing or schedule (including phasing, if applicable): Zoning Code Text Amendment pursuant to WWMC 20.48 et. seq.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Zoning Code Text Amendment - to allow existing hotel buildings in the City's CC Zone to be used for residential purposes or non-transient housing on all floors
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None
10. List any government approvals or permits that will be needed for your proposal, if known. Zoning Code Text Amendment as requested, potential building permits or Type II review by the Walla Walla Planning Department at a project stage
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Zoning Code Text Amendment to remove strict application of Footnote 3 to WWMC 20.100.040(F), which allows residential use in commercial zones only if the first floor of a building is used for commercial purposes. The Text Amendment as proposed would allow the first floor of existing hotel buildings in the City's CC (see attached)
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Non-project action only. The proposed Zoning Code Text Amendment would apply to all CC zoned property in the City on which existing hotels are located

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: N/A

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A

2. **Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

N/A

- ___deciduous tree: alder, maple, aspen, other
- ___evergreen tree: fir, cedar, pine, other
- ___shrubs
- ___grass
- ___pasture
- ___crop or grain
- ___Orchards, vineyards or other permanent crops.
- ___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___water plants: water lily, eelgrass, milfoil, other
- ___other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

N/A

b. List any threatened and endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A

- 3) Proposed measures to reduce or control noise impacts, if any: N/A

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

- c. Describe any structures on the site.

N/A

- d. Will any structures be demolished? If so, what?

N/A

- e. What is the current zoning classification of the site?

N/A

- f. What is the current comprehensive plan designation of the site?

N/A

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

- i. Approximately how many people would reside or work in the completed project?

N/A

- j. Approximately how many people would the completed project displace?

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

N/A

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Robert Jacobs

Position and Agency/Organization Regional Manager

Date Submitted: 9/21/21

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It would not. The proposed non-project action simply allows existing commercial buildings in the City's CC Zone (hotels) to be repurposed for non-transient housing and smaller, high-quality apartments. Eliminating the footnote in the City's zoning code purporting to require the first floor of commercial buildings to stay commercial even when (see attached)

Proposed measures to avoid or reduce such increases are:

Compliance with all applicable building and fire codes at the project stage, potential shared use of common areas on hotel conversion projects, reducing the land and infrastructure needed for flexible housing options for the City's residents.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will have no impact on plants, animals, fish or marine life. All hotel buildings constructed (or converted) in the City's Central Commercial Zone already will have available city water and sewer, and storm water will be required to be maintained on site in accordance with all applicable law.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Compliance with all City development standards on a project basis.

3. How would the proposal be likely to deplete energy or natural resources?

It would not. Removing the commercial use requirement on the ground floor of existing hotel buildings in the City's Central Commercial Zone could save energy and natural resources. Smaller dwelling units are more energy efficient consistent with updated building and environmental codes. Projects with single-room occupancy units (see attached)

Proposed measures to protect or conserve energy and natural resources are:

Smaller dwelling units at the project stage would be much more energy efficient consistent with updated building environmental codes. Potential hotel conversions in the City's CC Zone using smaller dwelling units also could obtain energy upgrades during renovation.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Allowing limited residential use on the first floor of existing commercial hotels being converted to residential use would not affect environmentally sensitive areas and could lower the impacts on City green space and parks. In general, residential use may have lower impacts than more intense commercial (i.e. hotel) use.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Hotel conversions of existing buildings in the City's CC Zone will ensure less intensive use of environmentally sensitive areas than short-stay residents. New conversion projects would be evaluated at the project stage and would comply with City development standards including maintaining storm water on site, providing landscaping and green space and/or are using existing City landscaping and green space in a less intensive way.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Eliminating commercial use requirements on the first floor of existing hotel buildings would have no impact on City shoreline uses. Existing hotels in the City's CC Zone are away from critical areas and shorelines repurposing them for residential use would be no more than intensive than hotels, motels and apartments currently allowed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with all existing development regulations and City critical areas at the project stage. The proposed non-project action would have no impacts on shoreline and may simply facilitate the conversion of existing hotels adversely impacted by economic conditions including COVID, by allowing them to be converted to longer term extended stays or small apartment-type buildings.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed non-project action would not directly impact the City's transportation or public service or utilities. Single-room occupancy apartments or facilities would more likely use currently available public transportation and could reduce off-street parking requirements and commutes. New residential projects with smaller dwelling units on City's CC Zoned property with existing buildings would utilize available transportation services and utilities (see attached)

Proposed measures to reduce or respond to such demand(s) are:

Any new residential projects would comply with all applicable development standards at the time of application.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Eliminating the commercial use requirement on the ground floor of existing hotel buildings in the City's CC Zone would not conflict with any local, state or federal law. Providing a very limited exception to a commercial use requirement in the City's CC Zone would not in any way adversely affect the City's commercial core. The trend nationwide and post-GMA is to allow smaller dwelling units to take advantage of existing infrastructure. The City and its residents would not be impacted or even notice a change from an existing hotel to a residential use. Project residents would continue to use and frequent City's commercial businesses and hotel conversion projects would in no way limit future commercial projects and uses.

As set forth in the Application, allowing smaller dwelling units in the City's CC Zone using existing buildings actually implements multiple policies in the City's adopted Comprehensive plan designed to support higher residential densities, especially in and near the City's commercial areas and core. City planning policies in its Land Use and Housing element of its Comprehensive Plan support increased residential densities through smaller units in and around the City's central business district area which would include all areas zoned CC.

Determination of Completeness

Notice is hereby given on this date, October 11, 2021, of the determination of completeness on the application/proposal described in this notice, by the City of Walla Walla Development Services. The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto or available on request. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Fortify Holdings, LLC, 17933 NW Evergreen Place, Suite 300, Beaverton, OR 97006
2. Application filing date: September 21, 2021.
3. Date that application was determined to be substantially complete: October 11, 2021.
4. Location and description of proposed action: Non-project action; The applicant is requesting a Walla Walla Municipal Code (WWMC) [Zoning Code] text amendment to allow, within the Central Commercial zoning district, existing hotel buildings to be used for residential purposes or non-transient housing on all floors.
5. A public hearing will be held on the proposal by the City of Walla Walla Planning Commission, but it has not been scheduled yet.
6. The following listed permits and/or authorizations have been requested in the application: Code Amendment review and SEPA review.
7. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: N/A
8. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level V review process.
9. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20 and 21.
10. The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
11. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Development Services, and Washington State Department of Ecology.
12. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified at this time.
13. The City of Walla Walla has preliminarily determined that, in addition to the applicant

and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request.

14. SEPA lead agency: City of Walla Walla

15. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Determination of Non-Significance (DNS)
16. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: None identified at this time.
17. The Responsible Official has determined that the application, environmental checklist, Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed environmental documents and/or studies may be used to evaluate the proposal. Copies of these materials may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at www.wallawallawa.gov.
18. Existing Environmental Documents. The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:
 - The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018
 - Submitted SEPA environmental checklist.
19. These documents are located at the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The application documents may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at www.wallawallawa.gov. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.
20. For additional information please contact the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, WA 99362; (509)524-4710

NOTICE OF APPLICATION/PROPOSAL
File# ZCA-21-0001& SEP-21-0025

Notice is hereby given on this date: **October 15, 2021**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application /proposal may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA 99362 or visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code (WWMC), and participate in hearings, if any.

The City of Walla Walla Development Services has determined that this proposal is subject to environmental review. The City of Walla Walla is the lead agency for the proposal under the Washington State Environmental Policy Act (SEPA).

We have reviewed the following: Submitted SEPA Checklist, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Fortify Holdings, LLC, 17933 NW Evergreen Place, Suite 300, Beaverton, OR 97006
2. Application filing date: September 21, 2021
3. Date that application was determined to be substantially complete: October 11, 2021
4. Location and description of proposed action: Non-project action; The applicant is requesting a Walla Walla Municipal Code (WWMC) [Zoning Code] text amendment to allow, within the Central Commercial zoning district, existing hotel buildings to be used for residential purposes or non-transient housing on all floors.
5. Comments on this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 East Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov.
6. **Comments must be received by the City of Walla Walla Development Services Department before 5:00 p.m. on the following date: November 8, 2021.**
7. A public hearing will be held by the City of Walla Walla Planning Commission on the proposal, but it has not been scheduled yet. A separate public hearing notice with the City of Walla Walla Planning Commission will also be issued pursuant to the Walla

Walla Municipal Code.

7. The following listed permits and/or authorizations have been requested in the application: Municipal Code Amendment.
8. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: N/A
9. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the WWMC Level V review process.
10. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 20 and 21.
11. The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla comprehensive plan/environmental impact statement.
12. SEPA lead agency: City of Walla Walla
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: State of Washington.
14. The SEPA Responsible Official has determined that the application, environmental checklist, Walla Walla Comprehensive plan/Environmental Impact Statement and the following listed environmental documents and/or studies may be used to evaluate the proposal. Copies of these materials may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA.
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified.
16. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: None identified.
17. The City of Walla Walla preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request.
18. **For additional information, please contact the
City of Walla Walla Development Services
55 East Moore St., Walla Walla, WA 99362.
(509) 524-4710
www.wallawallawa.gov**





NOTICE OF PUBLIC HEARING

UPON APPLICATION/PROPOSAL

FILE# ZCA-21-0001 & SEP-21-0025

Notice is also hereby given by the City of Walla Walla Development Services Department that a Public Hearing will be held on the application/proposal by the City of Walla Walla Planning Commission **on Monday, December 6, 2021 at 6:30 P.M. at the City Hall in the Council Chambers**; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street). The purpose of this Public Hearing is to consider a request for text amendments to the Walla Walla Municipal Code.

Note: This meeting will be conducted in person at City Hall.

Members of the public may also attend and participate in the public hearing virtually by using this Zoom meeting link: <https://bit.ly/31yM5uj> , dial in : 253-215-8782 and entering meeting ID 811 4947 8974, for The purpose of this Public Hearing is to consider a request for text amendments to the Walla Walla Municipal Code.

1. Applicant: Fortify Holdings, LLC, 17933 NW Evergreen Place, Suite 300, Beaverton, OR 97006
2. Application filing date: September 21, 2021.
3. Location and description of proposed action: The applicant is requesting a Walla Walla Municipal Code (WWMC) [Zoning Code] text amendment to allow, within the Central Commercial zoning district, existing hotel buildings to be used for residential purposes or non-transient housing on all floors.

All interested persons and parties may participate in the public hearing. The public hearing shall be open to consideration of the environmental impacts of the proposal. Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the Development Services Department as provided in Section 20.14.015 of the Walla Walla Municipal Code (WWMC). Appeal rights are outlined in WWMC Chapter 20.38 and other code provisions referenced therein.

A staff report and information packet, with all submitted documents, will be available for reviewing at the City of Walla Walla Development Services Department, prior to the Public Hearing. Application materials and additional information are available at the City of Walla Walla Development Services Department office or website:

www.wallawallawa.gov/government/development-services/public-notice

Staff Contact: Jon Maland, Senior Planner
 City of Walla Walla Development Services
 55 E. Moore Street, Walla Walla, WA 99362 (509) 524-4710
 Email: permits@wallawallawa.gov

**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-21-0001 & SEP-21-0025**

Date of Issuance: November 15, 2021

Lead Agency: City of Walla Walla Development Services

Agency Contact: Jon Maland, AICP, Senior Planner
jmaland@wallawallawa.gov, 509-524-4710

Description of

Proposal: The applicant is requesting a Walla Walla Municipal Code (WWMC) Text Amendment to allow, within the Central Commercial zoning district, existing hotel buildings to be used for residential purposes or non-transient housing on all floors.

Location of

Proposal: City of Walla Walla, within the Central Commercial (CC) zoning district.

Proponent: Fortify Holdings, LLC, 17933 NW Evergreen Place, Suite 300
Beaverton, OR 97006

The City of Walla Walla Development Services has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following: Submitted SEPA Checklist, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. This information is available
<https://www.wallawallawa.gov/government/development-services/public-notice>.

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application filing date: September 21, 2021
2. Date that application was determined to be substantially complete: October 6, 2021
3. Description of proposed action: Walla Walla Municipal Code (WWMC) Text Amendment to allow, within the Central Commercial zoning district, existing hotel buildings to be used for residential purposes or non-transient housing on all floors.

CONCLUSIONS OF LAW:

Staff has concluded that a Determination of Non-Significance (DNS) shall be issued. This determination is based upon the environmental checklist and other information on file.

State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-21-0001 & SEP-21-0025

The DNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The DNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158. The following are City of Walla Walla adopted goals and policies which support the DNS:

Community Character Goal 4 Downtown is the heart of Walla Walla, making all people feel welcome, accommodating a wide variety of civic and commercial functions, and reflecting the city's history.

Community Character Policy 4.1 Carefully protect and enhance Downtown's visual character, the most important single aspect of the city's identity, through historic preservation activities, complementary infill development, and sensitively designed public works.

Land Use Goal 3 There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.1 Encourage mixed use development in Downtown that includes new housing.

Economic Development Policy 5.1 Regularly review development regulations, evaluate the impact of regulations, and the needs of local businesses.

Economic Development Goal 6 Downtown Walla Walla is full of thriving businesses and is recognized and celebrated as the center of the community.

Economic Development Policy 6.1 Retain and recruit businesses in the Central Business District.

Economic Development Policy 6.2 Encourage Downtown's continued revitalization through appropriate development, redevelopment, and rehabilitation.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Lead Agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2) and the comment period will end at 5:00 p.m. on December 3, 2021.

Responsible official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
 55 E. Moore Street
 Walla Walla, WA 99362

Issue Date: November 15, 2021

**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-21-0001 & SEP-21-0025**

Signature  **Date: November 15, 2021**

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.



Department of Commerce

Notice of Intent to Adopt Amendment Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Walla Walla
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	<input checked="" type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	<input checked="" type="checkbox"/> Development Regulation Amendment.
4. Description Enter a brief description of the amendment. Begin your description with "Proposed" or "Adopted", based on the type of Amendment you are submitting. (Maximum 400 characters).	Proposed Walla Walla Municipal Code (WWMC) amendment to allow first floor residential within the Central Commercial zoning district. The proposed amendment would remove strict application of Footnote 3 to WWMC 20.100.040(F) which allows residential uses in commercial zones only if the first floor of a building is used for commercial purposes.
5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/ or for your Council/	Planning Commission: December 6, 2021 City Council: January 12, 2021 Proposed / Date of Adoption: January 17, 2021
7. Contact Information:	
A. Prefix/Salutation:	Mr.



Department of Commerce

(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	
B. Name:	Jonathan Maland
C. Title:	Senior Planner
D. Email:	jmaland@wallawallawa.gov
E. Work Phone:	(509) 524-4710
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	<input type="checkbox"/> Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	<input type="checkbox"/> Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (360) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/14/2021

Mr. Jonathan Maland
Senior Planner
City of Walla Walla
15 N 3rd Avenue
Walla Walla, WA 99362

Sent Via Electronic Mail

Re: City of Walla Walla-2021-S-3272--60-day Notice of Intent to Adopt Amendment

Dear Mr. Maland:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed Walla Walla Municipal Code (WWMC) amendment to allow first floor residential within the Central Commercial zoning district. The proposed amendment would remove strict application of Footnote 3 to WWMC 20.100.040(F) which allows residential uses in commercial zones only if the first floor of a building is used for commercial purposes.

We received your submittal on 10/14/2021 and processed it with the Submittal ID 2021-S-3272. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/13/2021.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



CERTIFICATE


I certify under penalty of perjury under the laws of the State of Washington that the:

The Notice of Application and Washington State Environmental Policy Act (SEPA) checklist was circulated to the SEPA distribution list and Washington State Department of Ecology's SEPA register on October 13, 2021.

Notice of Application for ZCA-21-0001 was published in the Walla Walla Union Bulletin (WWUB) on the following stated date(s): October 15, 2021

Public Hearing Notice for ZCA-21-0001 was published in the Walla Walla Union Bulletin (WWUB) on the following stated date(s): November 19, 2021

November 22, 2021
Date




Signature

I certify under penalty of perjury under the laws of the State of Washington that the:

Notice of Application for ZCA-21-0001 was posted on the City of Walla Walla website and provide to SPRC member and SEPA contacts on the following-stated date: October 14, 2021

Public Hearing Notice for ZCA-21-0001 was posted on the City of Walla Walla website on the following-stated date: November 15, 2021

November 22, 2021
Date



Signature



ar-4515

Pgs. 109-120

City Council - Regular Meeting

Meeting Date: 01/12/2022

Submitted For: Kammy Hill, Support Services

Add'l Contributors:

Information

ITEM TITLE:

Approval of minutes of the Work Session held December 13 and the regular meeting held December 15, 2021. (Councilmembers Casey, Eskil, Nakonieczny, and Reyna to abstain)

Attachments

12-13-2021 Minutes

12-15-2021 Minutes

WALLA WALLA CITY COUNCIL
Work Session Minutes
December 13, 2021

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 4:00 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Ted Koehler, Steve Moss, and Mayor Tom Scribner.

Absent: Councilmembers Myron Huie and Susan Nakonieczny.

City staff in attendance: City Manager Nabel Shawa, Deputy City Manager Elizabeth Chamberlain, Finance Director Jean Teasdale, Public Works Director Ki Bealey, Development Services Director Preston Frederickson, Parks & Recreation Director Andy Coleman, Police Chief Scott Bieber, Transportation Engineer Monte Puymon, Police Captain Chris Buttice, Detective Chris Ruchert, and City Clerk Kammy Hill.

Also in attendance: Brian Burns, Director of the Tri-State Steelheaders.

2. ACTIVE AGENDA

- A. Support of Tri-State Steelheaders' grant application for the removal of the 5th Avenue bridge and replacement with a bicycle/pedestrian bridge.

Staff and Mr. Burns reviewed the history and need to replace or remove the bridges on 4th, 5th, and 6th Avenues, and the estimated costs. A grant funding opportunity has been identified by the Tri-State Steelheaders to remove the bridge at 5th Avenue to improve the Mill Creek channel for fish passage. An item is on the December 15, 2021, Council agenda to support this grant application.

There was brief discussion on the action proposed for consideration by the City Council; the grant funding; and ensuring the replacement bridge will support both bikes and pedestrians.

- B. Proposed landfill rate modifications for 2022-2023.

Staff reviewed the proposed changes to the landfill rates for bulk tires, weighing vehicles, and unscreened compost. There was brief discussion on the changes to weighing vehicles.

WORK SESSION MINUTES
DECEMBER 13, 2021
PAGE 2

- C. Review proposed amendments to the Walla Walla Municipal Code Titles 19 (Subdivision) and 20 (Zoning).

Staff reviewed some clarifying language added to the new Chapter 20.34 governing development agreements.

There was extensive discussion on development agreements being voluntary versus making them mandatory. Concerns were expressed with property being annexed without knowing what is going to be built. Council concurred with the language allowing Council to determine who will hold the public hearing on development agreements rather than the Development Services Director.

- D. American Rescue Plan Act potential projects.

Staff reviewed the following projects proposed for funding through the American Rescue Plan Act money:

- \$250,000 for Eastgate Lions Park Playground, including a surface area to meet Americans with Disabilities Act standards.
- \$253,000 for Police equipment including: a new radio system to replace one that doesn't transmit in certain areas; a 3-D laser scanner to document crime scenes; forty Glocks with red dots to replace existing service weapons; and a tactical drone to aid in de-escalating situations.
- \$150,000 in grants to non-profit organizations. These grants will be administered by the Blue Mountain Community Foundation.

There is currently no funding proposed for police body cameras. This will be an area to be discussed as part of the 2023-2024 biennium budget.

3. OTHER BUSINESS

No other business was discussed.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 6:04 p.m.

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
December 15, 2021

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 6:30 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Myron Huie, Ted Koehler, Steve Moss, and Mayor Tom Scribner.

Absent: Councilmember Susan Nakonieczny.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Deputy City Manager Elizabeth Chamberlain, and City Clerk Kammy Hill.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

Outgoing Councilmembers Huie, Bahena and Clubb were recognized for their contributions and their service to the City.

4. PUBLIC COMMENTS

Robert Kolasch asked that the use of entheogen-related activities be decriminalized in Walla Walla and provided copies of a City of Seattle legislative report.

Sharon Schiller commented on the diversity of the current Council and enjoyment received by listening to the various viewpoints.

5. CONSENT AGENDA

Staff introduced the Consent Agenda, Items A through F, as follows:

- A. Ordinance No. 2021-44 amending the 2021-2022 biennium maintenance and operations budget; and Ordinance No. 2021-45 amending the capital improvement project budget.
- B. Resolution No. 2021-158 supports submission of grant application(s) by the Tri-State Steelheaders' and the City for removal of the Fifth

WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 2

Avenue vehicle bridge over Mill Creek and replacing it with a pedestrian bridge.

- C. Resolution No. 2021-159 authorizing a contract amendment with Walla Walla Alliance for the Homeless for services at the sleep center through December 31, 2022.
- D. Resolution No. 2021-160 authorizing an amendment to the Pacific Security contract for sleep center security services through December 31, 2022.
- E. Resolution No. 2021-161 approving a renewal of a service contract with David Mumm for communication print services in 2022 in an amount not to exceed \$25,240.
- F. Approval of minutes of the Work Session held November 29, 2021.

Mayor Scribner invited public input. No one chose to address the City Council on any of these items.

Brief reports were provided on Items A and B.

Councilmember Moss moved to adopt Consent Agenda Items A through F. Councilmember Huie seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

6. ACTIVE AGENDA

- A. Resolution No. 2021-162 accepts the 1st Avenue Plaza conceptual design.

Staff reviewed the process and components of the conceptual design for a permanent pedestrian plaza at 1st Avenue between Main Street and Alder Street. There were comments on the historical significance of the area and inclusion of storyboards to explain the meaning behind the name "Walawala Plaza" and components within the plaza.

Mayor Scribner invited public input.

Gary Mabley outlined his professional background and expressed concerns with the conceptual design and compatibility with the

WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 3

downtown design standards. Mr. Mabley asked Council to remand the design back to staff.

RL McFarland suggested allowing the public more time for a deeper review of the design.

There was discussion on:

- Historical and educational aspects of the design.
- Ability to amend the design.
- Downtown design standards.
- Removal of streetlights to convert the area from vehicular street to a pedestrian plaza.
- Removal and replanting of trees in the area.
- The plan is to install complementary pavers in the plaza area while retaining the existing pavers in the sidewalk area.
- Public review of the design.
- Bids and material availability may slightly change the conceptual design.
- The City Council is committing to a design by adoption of the resolution.

Councilmember Clubb moved to adopt Resolution No. 2021-162.
Councilmember Huie seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

- B. Resolution No. 2021-163 authorizing an agreement with the Blue Mountain Action Council for Commitment to Community Services.

Staff reported this is an annual action to partner with the Blue Mountain Action Council for Commitment to Community neighborhood outreach services in the amount of \$52,000. The City has been a partner since 2015. The quarterly report will be amended to align with the services being provided.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

Councilmember Moss moved to adopt Resolution No. 2021-163.
Councilmember Bahena seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 4

C. Resolution No. 2021-164 authorizing the City Manager to execute contracts for indigent public defense services.

Staff reported the City had issued a request for proposals for three-year indigent legal defense contracts. Three proposals were received and reviewed by staff and Judge Hedine. After reviewing case numbers, staff is proposing to enter into contracts with Ponti & Wernette for 350 cases, Lewellyn Law Office for 200 cases, and the Law Office of Rachel Cortez for 200 cases. The City is required to provide legal representation to indigent defendants. The contract language allows for fluctuation in the number of cases over the minimum.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There were comments on the importance of being properly represented by an attorney in court.

Councilmember Koehler moved to adopt Resolution No. 2021-164. Councilmember Moss seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

D. Ordinance No. 2021-46 adopting Municipal Code text amendments to Titles 19 and 20.

Staff reported these amendments have been reviewed at two Work Sessions. A revised Ordinance has been prepared that includes different language in Chapter 20.34, Development Agreements, from what was recommended by the Planning Commission as reviewed with Council at the Work Session.

Mayor Scribner invited public input.

Jonathan Bruhn suggested that development agreements are essential for government to know what is going to be built on annexed property. These agreements should be mandatory and not voluntary. The City Council should also be the body that determines who the hearing body will be for these agreements.

WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 5

There was extensive discussion on development agreements and whether they should be mandatory versus voluntary. City Attorney Donaldson reported on the legal considerations and constitutional requirements to leave them voluntary versus mandatory. Making a development agreement mandatory would negate any demands of the City. The only way these agreements can be legally enforceable is by keeping them voluntary. The City's Municipal Code contains the mechanisms to protect the public, in addition to SEPA requirements.

Mayor Scribner reported that he will be voting no because he feels the City should require development agreements.

Councilmember Moss moved to adopt Ordinance No. 2021-46 as revised by staff. Councilmember Bahena seconded the motion. The motion carried with 5 yes votes and 1 no vote by Mayor Scribner.

E. Ordinance No. 2021-47 modifying landfill rates for 2022-2023.

Staff reviewed the proposed changes.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There were brief comments on the decrease in costs for weighing vehicles and responsiveness to public requests for unscreened compost.

Councilmember Koehler moved to adopt Ordinance No. 2021-47. Councilmember Moss seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

F. Resolution No. 2021-165 authorizing use of American Rescue Plan Act (ARPA) funding.

Staff reported this is requesting the formal appropriation of \$653,000 of ARPA funds as follows: \$250,000 for playground equipment at Eastgate Lions Park; \$150,000 for non-profit organizations to be administered by the Blue Mountain Community Foundation for a five percent administration fee; and \$253,000 for police equipment.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

**WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 6**

There were comments on uses of these funds.

Councilmember Koehler moved to adopt Resolution No. 2021-165. Councilmember Bahena seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

G. Resolution No. 2021-166 authorizing an amendment to the employment agreement with City Manager Nabiel Shawa; and Resolution No. 2021-167 authorizing an amendment to the employment agreement with City Attorney Tim Donaldson.

Mayor Scribner reported this is a three-year renewal of the employment agreements with City Manager Shawa and City Attorney Donaldson. The amendments provide for a two percent increase for each of the next three years.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

Councilmember Moss moved to adopt Resolution No. 2021-166. Councilmember Clubb seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

Councilmember Koehler moved to adopt Resolution No. 2021-167. Councilmember Moss seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

H. Approval of minutes of the retreat held November 20, 2021.

Councilmember Moss moved to approve the minutes of the retreat held November 20, 2021. Councilmember Bahena seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes and 1 abstention by Councilmember Clubb.

I. Approval of minutes of the special Work Session held November 22, 2021.

Councilmember Moss moved to approve the minutes of the special Work Session held November 22, 2021. Councilmember Bahena seconded the

**WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 7**

motion. The motion unanimously carried with 4 yes votes, 0 no votes, and 2 abstentions by Councilmembers Clubb and Huie.

Councilmember Huie left the meeting at 8:46 p.m.

J. Approval of minutes of the regular meeting held December 1, 2021.

Councilmember Moss moved to approve the minutes of the regular meeting held December 1, 2021. Councilmember Koehler seconded the motion. The motion unanimously carried with 4 yes votes, 0 no vote, and 1 abstention by Councilmember Bahena.

Councilmember Huie returned at 8:48 p.m.

K. Approval of the November 2021 accounts payable register containing check numbers 16414, 16416 through 16563, 16565 through 16771, and 283 through 297 totaling \$4,830,994.94.

Councilmember Moss moved to approve payment of the November 2021 accounts payable register containing check numbers 16414, 16416 through 16563, 16565 through 16771, and 283 through 297 totaling \$4,830,994.94 except for the checks to the Blue Mountain Action Council. Councilmember Koehler seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

Councilmember Moss moved to approve payment of the checks to the Blue Mountain Action Council. Councilmember Clubb seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the downtown tree lighting ceremony; the Parks, Recreation & Urban Forestry Advisory Board meeting; the agenda setting meeting; the Work Session; and the ad hoc housing committee meeting.

Councilmember Huie reported attendance at the Fort Walla Walla Museum Board meeting, and a meeting of the Committee on Committees.

WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 8

Councilmember Bahena reported attendance at two Work Sessions; the Civil Service Commission meeting; and a meeting of the Committee on Committees.

Councilmember Clubb reported attendance at a special meeting of the Metropolitan Planning Organization board; the Work Session; and the Common Roots Board meeting.

Councilmember Koehler reported attendance at the Work Session; an ad hoc housing committee meeting; and the Vista Terrace playground ribbon cutting ceremony.

Mayor Scribner reported attendance at a meeting with Councilmember-elect Casey, a meeting with Library Director Wells, the agenda setting meeting, the Library Board meeting, the Work Session, and the Bicycle & Pedestrian Advisory Committee meeting.

8. UNFINISHED AND NEW BUSINESS

The Council Committee on Committees recommends the following appointments:

- Arts Commission: Hannah Bartman representing ArtWalla and Matt Reynolds specializing in art education for terms expiring December 31, 2024.
- Bicycle & Pedestrian Advisory Committee: Greg Nelson for a term expiring December 31, 2023, and Don Holquin and Linc Nesheim for terms expiring December 31, 2024.
- Civil Service Commission: Jerry Cummins for a term expiring June 30, 2023.
- Infrastructure Improvement Committee: Hal Thomas to the engineer position, Anna Erickson to the accountant position, and Brian St. Clair to the at large position for terms expiring December 31, 2024.
- Library Board: Laurie Stroud for a term expiring December 31, 2026.
- Parks, Recreation and Urban Forestry Board: Jeff Bloom, Heidi Dobson, and Amanda Nelson for terms expiring December 31, 2024.
- Planning Commission: Erik McLaughlin, Emily Brown and Jim Williams for terms expiring December 31, 2024.
- Sustainability Committee: William Gatchel for a term expiring June 30, 2023, and Jonathan Paull and Gwendolyn Woodruff for terms expiring June 30, 2024.

**WALLA WALLA CITY COUNCIL MINUTES
DECEMBER 15, 2021
PAGE 9**

There was discussion on which appointments are necessary to ensure quorums are available and those that can be postponed for the new Council to consider.

Councilmember Moss moved to make the following appointments:

- **Arts Commission:** Hannah Bartman representing ArtWalla and Matt Reynolds specializing in art education for terms expiring December 31, 2024.
- **Bicycle & Pedestrian Advisory Committee:** Greg Nelson for a term expiring December 31, 2023, and Don Holquin and Linc Nesheim for terms expiring December 31, 2024.
- **Infrastructure Improvement Committee:** Hal Thomas to the engineer position, Anna Erickson to the accountant position, and Brian St. Clair to the at large position for terms expiring December 31, 2024.
- **Planning Commission:** Erik McLaughlin, Emily Brown and Jim Williams for terms expiring December 31, 2024.
- **Sustainability Committee:** William Gatchel for a term expiring June 30, 2023, and Jonathan Paull and Gwendolyn Woodruff for terms expiring June 30, 2024.

Mayor Scribner seconded the motion. The motion carried with 5 yes votes and 1 no vote by Councilmember Huie.

Councilmembers Huie, Bahena and Clubb were thanked again for their service.

The City is sponsoring a New Year's Eve fireworks show at the Walla Walla Community College on December 31 at 8:00 p.m.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:07 p.m.



ar-4529

Pgs. 121-137

City Council - Regular Meeting

Meeting Date: 01/12/2022

Submitted For: Jean Teasdale, Finance Department

Add'l Contributors:

Information

ITEM TITLE:

Approval of December 2021 Check Register - Checks #16772-16816; 16818-16930; 16932-17044; 17046-17114; and 295-316 totaling \$7,010,639.45

Attachments

Dec 2021 Check Register

Check History
City of Walla Walla

Checks: #16772-16816; #16818-16930; #16932-17044
#17046-17114
#295-316

Dates: 12/1/2021 – 12/31/2021
Amount: \$7,010,639.45

I, the undersigned do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, and the claim is a just, due, and unpaid obligation against the City of Walla Walla, Washington and I am authorized to authenticate and certify to said claim.


Finance Director

Monthly Check Register

Check #	Date	Vendor	Description	Amount
295	12/1/2021	US Bank St Paul	Memorial Pool bond payment	338,770.00
296	12/1/2021	US Bank St Paul	Police Bond payment	704,150.00
297	12/1/2021	US Bank St Paul	WALUTGORB13 Fire Station Bond payment	323,056.00
298	12/1/2021	US Bank St Paul	Landfill bond payment	275,982.50
299	12/1/2021	US Bank St Paul	Water bond payment	422,168.76
300	12/1/2021	US Bank St Paul	WALLTGOREF15 bond payment	146,304.35
301	12/2/2021	Axiamed	Merchant card services landfill	206.37
302	12/1/2021	Washington Dental Services Inc	Dental Premiums - December 2021	30,725.03
303	12/2/2021	Huntington Technology Finance	Final Three Years of FD Tablet	14,936.53
304	12/2/2021	Washington State Department of Licensing	6 original pistol licenses & 11 renewal licenses	306.00
305	12/3/2021	Baker Boyer Bank	LTGO Refunding bonds 2020	503,673.37
306	12/6/2021	AWC Employee Benefits Trust	12012021 AWC Medical/Vision Premiums for December	295,890.25
307	12/6/2021	Washington State Employment Security Department	3rd Qtr Unemployment Charges	4,599.20
308	12/2/2021	Globalpayments	Merchant card services Parks	958.57
309	12/2/2021	Axiamed	Merchant card services Landfill	3,080.25
310	12/2/2021	Globalpayments	Merchant card services Development Services	1,533.76
311	12/2/2021	Globalpayments	Merchant card services City Hall	6,792.13
312	12/2/2021	Globalpayments	Merchant card services City Hall Online	28,972.23
313	12/9/2021	WorldPay Merchant Services	Merchant card services Parks	285.15
314	12/9/2021	WorldPay Merchant Services	Merchant card services Landfill	287.15
315	12/16/2021	United States Postal Service	Postage for mail machine	3,000.00
316	12/28/2021	Washington State Department of Revenue	Excise and Use tax for November 2021	127,804.56
16772	12/6/2021	Tristar Claims Management Services, Inc.	September Claim Payments	29,793.16
	12/6/2021	Tristar Claims Management Services, Inc.	November Claim Payments	19,939.20
16773	12/9/2021	Barry Jaquins	Leoff 1 Prescription Reimbursement 12.1.21	25.69
	12/9/2021	Barry Jaquins	LEOFF 1 Medicare 12.21	123.50
16774	12/9/2021	Brian Smith	Travel to Lewiston 12/16/21 thru 12/17/21	55.00
16775	12/9/2021	Charles Hawman	Leoff 1 Dental Reimbursement 12/6/21	169.00
	12/9/2021	Charles Hawman	LEOFF 1 Medicare 12.21	121.50
16776	12/9/2021	David Evans and Associates	TBD9026 Poplar Street Design & ROW	12,488.26
	12/9/2021	David Evans and Associates	ST180006 Rose Street Bridge CE	38,438.14
16777	12/9/2021	Dennis Kralman	LEOFF 1 Medicare 12.21	142.50
16778	12/9/2021	Floyd E Bloom	LEOFF 1 Medicare 12.21	148.50
16779	12/9/2021	Fred Moore	LEOFF 1 Medicare 12.21	135.50
16780	12/9/2021	Government Portfolio Advisors	Monthly investment advisory services	1,666.58
16781	12/9/2021	Greg Van Donge	LEOFF 1 Medicare 12.21	148.50
16782	12/9/2021	Jack Pinza	LEOFF 1 Medicare 12.21	124.50
16783	12/9/2021	James W Irwin	LEOFF 1 Medicare 12.21	148.50
16784	12/9/2021	Jeremy Maiuri	Travel to Lewiston 12/16/21 thru 12/17/21	55.00
16785	12/9/2021	Kevin Braman	Travel to Lewiston 12/16/21 thru 12/17/21	55.00

16786	12/9/2021	Kevin Huxoll	Travel to Lewiston 12/16/21 thru 12/17/21	55.00
16787	12/9/2021	Leoff Health & Welfare Trust	12012021 LEOFF Trust Invoice for December - Police	83,215.46
	12/9/2021	Leoff Health & Welfare Trust	12012021 LEOFF Trust Invoice for December - Fire	98,939.73
16788	12/9/2021	Mike Kyle	LEOFF 1 Medicare 12.21	148.50
16789	12/9/2021	Nicole Williams	Claim expense Tukwila 11/15/21 thru 11/19/21	34.00
16790	12/9/2021	Paul Lommasson	LEOFF 1 Medicare 12.21	138.50
16791	12/9/2021	Randal Wright	LEOFF 1 Medicare 12.21	148.50
16792	12/9/2021	Randy Allessio	LEOFF 1 Medicare 12.21	146.50
16793	12/9/2021	Robert Wheeler	LEOFF 1 Medicare 12.21	133.50
16794	12/9/2021	Ronald Sams	LEOFF 1 Medicare 12.21	148.50
16795	12/9/2021	Scott Bieber	Travel Burien 11/10/2021	19.00
16796	12/9/2021	Steven Slawson	LEOFF 1 Medicare 12.21	115.50
16797	12/9/2021	Tim Gehlhausen	LEOFF 1 - Medicare 12.21	118.50
16798	12/9/2021	Timothy Bennett	reimbursement for 2 locks for game cameras	97.99
16799	12/9/2021	Washington Cities Insurance Authority	Training no-show fee for Adam Klein	75.00
16800	12/9/2021	Wallace Fisher	LEOFF 1 Medicare 12.21	148.50
16801	12/9/2021	Wesley Carney	Leoff 1 Medical Prescription Reimbursement	153.86
	12/9/2021	Wesley Carney	Leoff 1 Medicare Reimbursement 12.21	129.50
16802	12/9/2021	Western Display Fireworks LTD	Fireworks Display	10,000.00
16803	12/9/2021	1-2-3 Printing Inc	ZHoffer business cards	40.29
16804	12/9/2021	AW Rehn & Associates Inc	COBRA Notice Letter - McCullough/Warren	50.00
16805	12/9/2021	Basin Disposal of Washington	BDI November Payment	49,430.87
16806	12/9/2021	Best Pest Control	Pest Control at Station 2	108.90
	12/9/2021	Best Pest Control	Pest Control at Station 1	108.90
16807	12/9/2021	Bi-Mart Corporation	Leoff 1 Bi-Mart Prescriptions 11.21	81.08
16808	12/9/2021	Blue Mountain Action Council	Nov 21 Utility discount services	510.00
	12/9/2021	Blue Mountain Action Council	C2C Holiday Meal Sponsorship	500.00
16809	12/9/2021	Blue Mountain Humane Society	November 2021 - animal care services -res 2015-106	3,948.24
16810	12/9/2021	Cascade Natural Gas Inc	Natural gas Library 238 Alder	87.06
16811	12/9/2021	Cascadia Consulting Group, Inc.	Recycling outreach services.	231.25
	12/9/2021	Cascadia Consulting Group, Inc.	Design recycling outreach and marketing materials.	1,713.75
16812	12/9/2021	Castle Tire Disposal LLC	Recycled tires.	2,550.00
16813	12/9/2021	CenturyLink	WAT Alarm dialer	54.19
	12/9/2021	CenturyLink	WAT phone line	44.77
	12/9/2021	CenturyLink	Water fax	69.28
	12/9/2021	CenturyLink	Alarm line for the Landfill.	43.11
	12/9/2021	CenturyLink	Dispatch dial-out modem for CAD	44.77
	12/9/2021	CenturyLink	Dispatch breakroom phone service	89.16
	12/9/2021	CenturyLink	Station 1 Alarm Line	44.77
	12/9/2021	CenturyLink	Station 1 Fax Line	47.08
	12/9/2021	CenturyLink	Station 1 Router	44.77
16814	12/9/2021	CenturyLink	Cloud Fax Enterprise	229.99
16815	12/9/2021	Chuck Fulton	LEOFF 1 Medicare 12.21	134.30

16816	12/9/2021	Cities Digital Inc	City of WW LF#09549 11/23/21	22,720.07
16818	12/9/2021	Columbia County Public Hospital District	Medication for Ambulances, Albuterol	17.88
	12/9/2021	Columbia County Public Hospital District	Medications for Ambulances	204.81
16819	12/9/2021	Daniel Seese	LEOFF 1 Medicare 12.21	118.50
16820	12/9/2021	DataProse LLC	Utility Billing Services	7,187.99
16821	12/9/2021	David Mumm	Nov Monthly Newsletter Insert	1,395.00
	12/9/2021	David Mumm	Recycle Postcards	3,815.37
16822	12/9/2021	DKS Associates	ST2104 Reser Prospect Taumarson Speed Study	1,852.50
16823	12/9/2021	Earl Richardson	LEOFF 1 Medicare 12.21	148.50
16824	12/9/2021	Express Services Inc	Temporary employees A Belknap and MSprague	2,530.29
	12/9/2021	Express Services Inc	Temp Services - JNoffsinger 10/24-21	447.60
	12/9/2021	Express Services Inc	Temp Services - JNoffsinger 11/7/21	391.65
	12/9/2021	Express Services Inc	Temp services - JNoffsinger 10/31/21	447.60
	12/9/2021	Express Services Inc	Temp Services - JNoffsinger 11/14/21	201.42
	12/9/2021	Express Services Inc	Temp services - JNoffsinger 11/21/21	358.08
	12/9/2021	Express Services Inc	Temporary employees A Belknap/M Sprague	1,497.12
16825	12/9/2021	Financial Consulting Solutions Group Inc	FCS2020 Utility Financial Planning Update	22,959.05
16826	12/9/2021	Fred Mitchell	LEOFF 1 Medicare 12.21	147.50
16827	12/9/2021	GeoProfessional Innovation Company	IRRP025 Park Street Material Testing	2,720.00
	12/9/2021	GeoProfessional Innovation Company	On-Call Compaction Testing 2021	233.50
16828	12/9/2021	George Berg	LEOFF 1 Medicare 12.21	127.50
16829	12/9/2021	George Wiese	LEOFF 1 Medicare 12.21	125.50
16830	12/9/2021	Humbert Asphalt Inc	2021 Hot Mix Asphalt and Tacking	3,619.66
16831	12/9/2021	HW Lochner, Inc	ST1901 Ped Safety Treatments CE	15,224.67
16832	12/9/2021	Ingram Industries Inc	Adult nonfiction	719.68
	12/9/2021	Ingram Industries Inc	Adult fiction/Marc records	967.85
	12/9/2021	Ingram Industries Inc	Adult fiction/nonfiction.	443.72
	12/9/2021	Ingram Industries Inc	Adult fiction/nonfiction	293.27
16833	12/9/2021	Intelligent Marking USA Inc	EQ#07950 Parks field marking robot-Res#2021-84	2,500.00
16834	12/9/2021	Jerry Brown	LEOFF1 Medicare 12.21	148.50
16835	12/9/2021	Kairos Church	ST2102 Fern & Abbott Intersection Deed	3,498.39
16836	12/9/2021	Kellermeyer Bergensons Services, LLC	WAT Janitorial services	225.00
16837	12/9/2021	Kenneth Butherus	LEOFF 1 Medicare 12.21	148.50
16838	12/9/2021	KGS Northwest, LLC	8" Ball valve, 300# rating	3,983.56
16839	12/9/2021	Kottkamp, Yedinak and Esworthy P.L.L.C.	Hearing Examiner 11-2021 CUP-21-0003	500.00
16840	12/9/2021	The Estate of Larry Cunningham	Leoff 1 Funeral Benefit	500.00
	12/9/2021	The Estate of Larry Cunningham	LEOFF 1 Medicare 12.21	146.50
16841	12/9/2021	Larry Warren	LEOFF 1 Medicare 12.21	121.50
16842	12/9/2021	Leonard Adams	LEOFF 1 Medicare 12.21	148.50
16843	12/9/2021	Life-Assist, Inc	Medic Supplies for Ambulances	74.05
	12/9/2021	Life-Assist, Inc	Medic Supplies for Ambulances	24.03
16844	12/9/2021	Michael Everett	LEOFF 1 Medicare 12.21	148.50
16845	12/9/2021	Mid Columbia Forklift	Shelving	1,433.52

16846	12/9/2021	Midwest Tape LLC	Library materials/Marc records	229.52
	12/9/2021	Midwest Tape LLC	Audiobooks/Marc records	123.73
	12/9/2021	Midwest Tape LLC	Library materials/Marc records	514.25
	12/9/2021	Midwest Tape LLC	Audiobooks/Marc records	43.22
	12/9/2021	Midwest Tape LLC	Library materials	169.58
	12/9/2021	Midwest Tape LLC	Audiobooks/marc records	68.56
16847	12/9/2021	Neil Hinton	LEOFF 1 Medicare 12.21	148.50
16848	12/9/2021	Northwest Solutions Consulting	Monthly fee for state lobbying services (11.21)	1,750.00
16849	12/9/2021	One Call Concepts Inc	Excavation Notifications November	70.62
16850	12/9/2021	317 Family LTD PS	317 Family LTD PS Close 317 Chase	1,240.38
16851	12/9/2021	Andrew J Underwood	A Underwood Close 1116 Ankeny	144.44
16852	12/9/2021	Bryan Ager	B Ager Close 224 Dublin	130.91
16853	12/9/2021	Cliff Webb	C Webb Close 1037 E Alder	108.93
16854	12/9/2021	Dan Needham	D Needham Close 403 N Bellevue	117.95
16855	12/9/2021	David Larson	D Larson Close 1945 Celestia	88.40
16856	12/9/2021	Deborah M Hamm	D Hamm Close 525 Bryant	132.06
16857	12/9/2021	Derik Heitzmann	D Heitzmann Close 965 Hedine Rd	132.26
16858	12/9/2021	Desmond Witt	D Witt Close 1846 Hillbrooke Dr	130.99
16859	12/9/2021	Erica J Corrales	E Corrales Close 186 1/2 E Chestnut	186.74
16860	12/9/2021	Erik and Tamara Ilten	E Ilten Close 710 Washington	121.83
16861	12/9/2021	Gerald H Wahl	G Wahl Close 1850 Garden	178.77
16862	12/9/2021	Hadley & Donald Gibbons	H Gibbons Close 1115 S Division	104.46
16863	12/9/2021	James A Langis	J Langis Close 1006 Whitman	186.40
16864	12/9/2021	Jim Greene	J Green Close 371 S 2nd	557.19
16865	12/9/2021	Jonatha W Dykstra	J Dykstra Close 150 Claret Ct	243.23
16866	12/9/2021	Katherine and Brent Roberts	K Roberts Close 123 E Maple	238.03
16867	12/9/2021	Kathleen Martin	K Martin Close 213 Chapra	178.03
16868	12/9/2021	Leo Violette	L Violette Close 330 S 4th	1,065.57
16869	12/9/2021	Marie-France Wiggins	M Wiggins Close 1132 W Elm	75.70
16870	12/9/2021	Mark Mayer	M Mayer Close 10 Reser	280.83
16871	12/9/2021	Parker Dressler	P Dressler Close 1911 Sunset	491.16
16872	12/9/2021	Patrick A Lincoln	P Lincoln Close 1136 Whitman	244.12
16873	12/9/2021	Rosalie V Kilmer Trustee	Rosalie Kilmer Trustee Close 811 Lewis	128.12
16874	12/9/2021	Ryan Farrow	R Farrow Close 2773 Jessica	191.22
16875	12/9/2021	Sandra Zamora-Cruz	S Zamora-Cruz Close 2025 Sunbar	90.99
16876	12/9/2021	Stanley G Croghan	S Croghan Close 934 Frazier	181.65
16877	12/9/2021	The Estate of Alice Moore	Est of Alice Moore Close 1509 Melrose	64.12
16878	12/9/2021	Vitaly & Tatyana Cherkasov	V Cherkasov Close 1821 Loubeck St	139.78
16879	12/9/2021	Windermere	Windermere Close 206 Marjorie	34.60
16880	12/9/2021	Operations Management International Inc	Operations Maint. & Mang. Serv	185,966.60
16881	12/9/2021	Pacific Power Inc	Pike's Peak radio site power service	111.40
	12/9/2021	Pacific Power Inc	Power for Intake and Glen	1,028.77
16882	12/9/2021	Pioneer Recycling Services	Curbside recycling fees for November.	1,546.56
16883	12/9/2021	Protect Youth Sports	Verity Annual Hosting Fee	399.00
16884	12/9/2021	Quality Control Services Inc	Recertify weights	171.47
16885	12/9/2021	Ronald Brookshire	LEOFF 1 Medicare 12.21	148.50
16886	12/9/2021	Ronald Mailloux	LEOFF 1 Medicare 12.21	134.50
16887	12/9/2021	Sargent Engineers Inc	ST1713 2021 Bridge Inspections	4,880.00

16888	12/9/2021	Tallmans Inc	Leoff 1 Medical 11.21	809.18
16889	12/9/2021	Terry Thompson	LEOFF 1 Medicare 12.21	163.40
16890	12/9/2021	TLO LLC	November 2021 - investigative services	81.68
16891	12/9/2021	Tom Anderson	LEOFF 1 Medicare 2021 12.21	134.50
16892	12/9/2021	Total Site Services LLC	irrp024 3rd Ave & Maple	17,433.51
16893	12/9/2021	Totem Pacific Corporation	Road Salt	6,513.07
16894	12/9/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	637.50
16895	12/9/2021	Valley Vision Clinic PS	Leoff 1 Medical 10.26.21	50.00
16896	12/9/2021	Washington State Department of Ecology	WWTP FY 2022 Water Quality Program Fee	17,275.68
16897	12/9/2021	Washington State Department of Transportation	wa2102 Sumach & Sturm Water-review & inspection	106.26
16898	12/9/2021	Washington State Department of Labor & Industry	3rd Qrt 20212021 L&I Quarterly Report for Self-Ins	31,310.92
16899	12/9/2021	Washington State Patrol	November 2021 - background checks	92.75
16900	12/9/2021	WATECH	November 2021 - VPN service	285.00
16901	12/9/2021	WebCheck Inc	Webcheck services	679.54
16902	12/9/2021	Wheatland Village LLC	Leoff 1 Stroe 303 12.21	4,386.00
16903	12/9/2021	Winterbourne Construction LLC	Downtown sidewalk repair	9,225.30
16904	12/9/2021	Walla Walla County	ST2102 Fern & Abbott Excise Tax fee - Kairos	10.00
16905	12/9/2021	Walla Walla County	Nov 2021 MSAG Payroll for Barb McKinney	4,031.12
16906	12/9/2021	Walla Walla County	ST2102 Fern & Abbott - Kairos recording fee	206.50
16907	12/9/2021	Walla Walla County	October 2021 - correction services	7,605.79
16908	12/9/2021	Zoll Medical Corporation	ECG Paper	171.45
16909	12/16/2021	Dan Aycock	Leoff 1 Medicare Reimbursement 1/2022	170.10
	12/16/2021	Dan Aycock	Leoff 1 Medicare Reimbursement 11/21,12/21	297.00
16910	12/16/2021	John Martin	Leoff 1 Medicare Reimbursement 1/22-3/22	751.50
16911	12/16/2021	Kaitlynn Jensen	11/18 NEP Dinner Conversation Reimbursement	20.04
16912	12/16/2021	1-2-3 Printing Inc	window envelopes for customer service	848.55
16913	12/16/2021	Alexandra Communications, Inc	Holiday Lights Marketing	1,000.00
16914	12/16/2021	Alexandra Communications, Inc	Holiday Lights Marketing	1,000.00
16915	12/16/2021	Alterations by Irma	alterations - 2 shirts & 4 pants - Sgt. Huxoll	34.85
	12/16/2021	Alterations by Irma	alterations - 3 pants & 2 shirts - new officers	56.63
16916	12/16/2021	Ascent GIS Inc	GeoExpress Floating Software Renewal	1,306.80
16917	12/16/2021	Best Pest Control	Pest Control - Cemetery Office	76.23
	12/16/2021	Best Pest Control	Pest Control - City Shop and Maintenance Yard	136.13
16918	12/16/2021	Brandon Wilson	Travel Boring, OR 12/14 thru 12/15/21	112.00
16919	12/16/2021	Cascade Natural Gas Inc	WAT Shop Gas Bill	146.33
	12/16/2021	Cascade Natural Gas Inc	WAT UV bldg Gas Bill	445.10
	12/16/2021	Cascade Natural Gas Inc	WAT RF Bldg Gas Bill	354.94
	12/16/2021	Cascade Natural Gas Inc	WAT Admin Bldg Gas bill	277.78
	12/16/2021	Cascade Natural Gas Inc	Utility Bill for Station 2	618.96
16920	12/16/2021	Center Point Large Print Inc	Large print book	32.63
16921	12/16/2021	Central Washington Asphalt Inc	2021 Hot Mix Asphalt and Tacking	727.63
16922	12/16/2021	CenturyLink	City Hall Router	7.91
	12/16/2021	CenturyLink	55 E Moore Alarm Line	44.77

	12/16/2021	CenturyLink	City Hall Router/Finance Credit Card Machine	51.69
	12/16/2021	CenturyLink	Building 65B Alarm Line	73.18
	12/16/2021	CenturyLink	Phone line service to alternate dispatch ctr	264.33
	12/16/2021	CenturyLink	Dispatch fax line service	44.77
	12/16/2021	CenturyLink	Dispatch non-emergency line service	628.83
	12/16/2021	CenturyLink	Cemetery Router	44.77
	12/16/2021	CenturyLink	City Hall Elevator	56.91
	12/16/2021	CenturyLink	Service Center Fire Alarm	59.74
	12/16/2021	CenturyLink	Service Center Router	59.74
	12/16/2021	CenturyLink	Facility Maintenance Heat & Cool Monitor	66.66
	12/16/2021	CenturyLink	City Hall	162.02
16923	12/16/2021	CenturyLink	Long Distance	2,773.79
16924	12/16/2021	Christel Joy Johnson	Yoga Instruction	354.20
16925	12/16/2021	City of Walla Walla	City of WW LF#09554 11/23/21	213.20
	12/16/2021	City of Walla Walla	City of WW LF#09551 11/23/21	10,363.81
	12/16/2021	City of Walla Walla	City of WW LF#09550 11/23/21	780.44
	12/16/2021	City of Walla Walla	City of WW LF#09724 11/23/21	27,725.64
	12/16/2021	City of Walla Walla	City of WW LF#11586 11/30/21	68.84
	12/16/2021	City of Walla Walla	City of WW LF#09724 11/30/21	11,852.06
	12/16/2021	City of Walla Walla	City of WW LF#09551 11/30/21	9,004.07
	12/16/2021	City of Walla Walla	City of WW LF#09550 11/30/21	224.94
	12/16/2021	City of Walla Walla	City of WW LF#09549 11/30/21	24,275.32
	12/16/2021	City of Walla Walla	City of WW LF#09549 12/07/21	24,493.89
	12/16/2021	City of Walla Walla	City of WW LF#09551 12/07/21	9,996.91
	12/16/2021	City of Walla Walla	City of WW LF#09554 12/07/21	312.00
	12/16/2021	City of Walla Walla	City of WW LF#09724 12/07/21	9,307.93
	12/16/2021	City of Walla Walla	Compost Grass/Yard Tipping	63.90
	12/16/2021	City of Walla Walla	Compost Grass/Yard Tipping	7.17
	12/16/2021	City of Walla Walla	Yard Waste - Drop Box #52	88.67
	12/16/2021	City of Walla Walla	Cemetery Yard Waste - Drop Box #42	172.13
	12/16/2021	City of Walla Walla	General Waste - Drop Box #82	261.39
16926	12/16/2021	City of Walla Walla	petty cash for Nov 2021	146.50
16927	12/16/2021	Clean Harbors Environmental	Hazardous waste disposal.	3,523.32
16928	12/16/2021	Dijulio Displays Inc	Downtown Holiday Decorations	4,239.53
16929	12/16/2021	Edward B Crain	Aviary - Rodent Control	98.01
16930	12/16/2021	Enviro Tech Services Inc	De-Icer	3,155.92
	12/16/2021	Enviro Tech Services Inc	De-Icer	40.33
16932	12/16/2021	Humbert Asphalt Inc	3/4" Gravel & Backhaul of Spoils	8,567.72
16933	12/16/2021	Intrado Life & Safety Solutions Corp	Replacement fans for Viper phone system	217.80
16934	12/16/2021	Irving M Rosenberg	Nov 2021 Indigent Defense Contract	8,662.50
16935	12/16/2021	Kellermeyer Bergensons Services, LLC	Janitorial Service	6,411.46
	12/16/2021	Kellermeyer Bergensons Services, LLC	Janitorial Service Upcharges	320.57
16936	12/16/2021	Kevin Bayne	Travel Lewiston 12/16 thru 12/17/21	55.00
16937	12/16/2021	Leaf Commercial Capital Inc	Waste/Storm Water Leased Copier	108.86
16938	12/16/2021	Lewellyn Law Office PLLC	Nov 2021 Indigent Defense Contract	8,662.50
16939	12/16/2021	Lillie Rice Center Inc	Ground services for Library	400.78
16940	12/16/2021	Mackay Sposito, Inc	Mill Creek Sportsplex Improvem	11,442.75
	12/16/2021	Mackay Sposito, Inc	Senior Center Parking Lot Design	15,556.71

	12/16/2021	Mackay Sposito, Inc	Mill Creek Sportsplex Improvement	4,074.27
	12/16/2021	Mackay Sposito, Inc	Senior Center Parking Lot Design	2,235.11
16941	12/16/2021	Municipal Emergency Services	Fire Hose	5,911.09
16942	12/16/2021	MurraySmith Inc	WTP2203 Well Master Plan and AWIA R&R	4,331.00
16943	12/16/2021	Ojcus Lawn Care, LLC	Downtown Holiday Decorations/Installation	7,296.30
16944	12/16/2021	Trina D. Cole	Reimbursement for Library card-Mask policy	68.00
16945	12/16/2021	Alice Moore	A Moore Close 1508 Truman	96.50
16946	12/16/2021	Alvaro Nunez	A Nunez Close 205 Merrill Rd	67.75
16947	12/16/2021	Clark & Young Excavation	Clark & Young Excavation Close Dell & Bowman	432.68
16948	12/16/2021	ESF Solutions	ESF Solution Close 12 & Lowden	76.64
16949	12/16/2021	Fred Behringer	F Behringer Close 28 Shaw Pl	152.79
16950	12/16/2021	Jerry E Dagget	J Dagget Close 517 Holly St	215.22
16951	12/16/2021	Judy A Greer	J Greer Close 1955 Wallace	253.56
16952	12/16/2021	Philip Glendrange	P Glendrange Close 1446 Boyer Ave	87.90
16953	12/16/2021	Premier Excavation Inc	Premier Excavation Inc. Close Washington & Grv	10.48
16954	12/16/2021	Randy & Sidney Pepple	R Pepple Close 803 Alvarado Terrace	292.89
16955	12/16/2021	Rasario Saca	R Saca Close 315 Chase	211.97
16956	12/16/2021	Scarsella Bros Inc.	Scarsella Bros Inc Close Caprio & Middle Waitsburg	205.10
16957	12/16/2021	Verdis	Verdis Close 4th & Sumach	340.75
16958	12/16/2021	Pacific Fire Inspection	Fire Sprinkler Inspection	1,630.00
16959	12/16/2021	Pacific Power Inc	WAT Power for Clinton tank	1,435.44
	12/16/2021	Pacific Power Inc	Power - Vehicle Outlets	150.88
	12/16/2021	Pacific Power Inc	Power for Street Lights	73.62
	12/16/2021	Pacific Power Inc	Power for Street Lights	31.06
	12/16/2021	Pacific Power Inc	Dispatch center power service	1,458.31
	12/16/2021	Pacific Power Inc	Wallula radio site power service	132.52
	12/16/2021	Pacific Power Inc	Power for Street Lights	2,183.43
	12/16/2021	Pacific Power Inc	Power for Street Lights	3,505.52
	12/16/2021	Pacific Power Inc	Power - 21 S Division	50.29
	12/16/2021	Pacific Power Inc	Power - Misc Parks	266.73
	12/16/2021	Pacific Power Inc	Power - 505 E Rees	1,130.15
	12/16/2021	Pacific Power Inc	Power - Misc Facilities	2,220.62
	12/16/2021	Pacific Power Inc	Power for Street Lights	26.25
	12/16/2021	Pacific Power Inc	Power for Street Lights	20.68
	12/16/2021	Pacific Power Inc	Power for Street Lights	112.90
	12/16/2021	Pacific Power Inc	Power for Street Lights	466.53
	12/16/2021	Pacific Power Inc	Utility Bill for Station 2	952.94
16960	12/16/2021	Pacific Power Inc	ST1900 8 new lights at Reser & Howard	24,290.00
16961	12/16/2021	Pacific Security	Nov 2021 Guard Services at Sleep Center	7,147.26
16962	12/16/2021	Parametrix, Inc	Solid & Moderate Risk Waste Management Plan	21,394.34
16963	12/16/2021	Paul Green	Travel Burien 10/20/2021 thru 10/21/2021	137.00
16964	12/16/2021	Perteet Inc	wa2101 Prof Services to prepare BRIC applications	3,815.00
16965	12/16/2021	Pikes Peak Towers LLC	50% sublease rent received for Pike's Peak	1,050.00
16966	12/16/2021	Ponti & Wernette PS	Nov 2021 Indigent Defense Contract	15,400.00

16967	12/16/2021	Profesionales Bilingues	11/17 Council Meeting Interpreting	65.00
16968	12/16/2021	Region 8 Fire Council Inc	2021 Officer Development Academy 12/3 - 12/4	5,400.00
16969	12/16/2021	Robin Mortensen	2021 Lodging Tax Grant	3,000.00
16970	12/16/2021	Ryan Gizinski	Travel Boring, OR 12/14 thru 12/15/21	112.00
16971	12/16/2021	SoftwareOne Inc	4 copies of Adobe Pro 2020	1,541.02
16972	12/16/2021	Solid Waste Systems Inc	300 Gallon Refuse Containers	7,294.60
	12/16/2021	Solid Waste Systems Inc	45 yard dropbox	11,434.50
16973	12/16/2021	Systems Design West LLC	Ambulance Billing Service	6,886.24
16974	12/16/2021	Tangent Media Group	Community update videos re: Covid	250.00
16975	12/16/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	3,825.00
16976	12/16/2021	Valley Vision Clinic PS	Leoff 1 Medical Jack Pinza 11.4.21	50.00
16977	12/16/2021	Visit Walla Walla	Nov 2021 TPA Collected (Sep 2021 Reporting)	40,456.91
16978	12/16/2021	Washington State Department of Ecology	Municipal Stormwater Phase 2 Fee	6,529.74
	12/16/2021	Washington State Department of Ecology	Dam Safety Inspection Fee for WWTP	881.00
16979	12/16/2021	Washington State Department of Labor & Industry	Boiler Pressure Inspection - VM Golf Course	113.60
16980	12/16/2021	Walt's Septic Tank Service LLC	Portable Restroom for Decant Area	55.42
16981	12/16/2021	Watershed LLC	FD Gore-Tex Jackets	2,878.00
16982	12/16/2021	Walla Walla County	November Highway litter pickup.	1,250.00
16983	12/16/2021	Walla Walla Recycling Inc	Recycling at the Landfill.	289.25
16984	12/16/2021	Walla Walla-Tamba Sasayama Sister City	November 2021 Garden Center Rentals	400.00
16985	12/16/2021	Zoll Medical Corporation	Medical Supplies - Lifeband for Defibrillators	792.25
16986	12/23/2021	Alan Eduardo Saldana Carrillo	NEP 1st Ave Plaza Event 12/9/21	100.00
16987	12/23/2021	Jose Meza	2021-22 Tank endorsement for CDL	49.50
16988	12/23/2021	Kaitlynn Jensen	NEP C2C Events at First Ave Plaza	379.30
16989	12/23/2021	1-2-3 Printing Inc	Holiday Cards for Volunteers	168.80
16990	12/23/2021	836 Technologies Corporation	CINT Commander II Throw Phone - Res 2021-138	27,877.31
16991	12/23/2021	Anderson Perry & Associates Inc	ww2201 Sewer Main Replacement	10,724.65
	12/23/2021	Anderson Perry & Associates Inc	irrp026 Cookerly Drive	8,532.10
16992	12/23/2021	Aspect Consulting, LLC	O&M for the Landfill gas and f	6,494.17
16993	12/23/2021	Best Pest Control	12/2/21 - pest control services	136.13
16994	12/23/2021	Blalock Irrigation District 3	Ditch Rider Services for November	1,935.65
16995	12/23/2021	Blue Mountain Action Council	Public Services Jul-Sep 2021	12,466.00
	12/23/2021	Blue Mountain Action Council	Home Repair Program 11/2021	159.18
16996	12/23/2021	Brett R Sargent	1500 feet of .375 Continuous Rod	2,472.03
16997	12/23/2021	Bryan Rakestraw	Reimbursement for CDL License Renewal	102.00
16998	12/23/2021	Byrnes Oil Company Inc	11/30/21 - fuel for investigations division	200.28
	12/23/2021	Byrnes Oil Company Inc	12/15/21 - fuel for investigations division	247.78
16999	12/23/2021	Camtek Inc	Galaxy annual software - 12/1/2021 to 11/30/2022	726.97
17000	12/23/2021	Carmen A Ceron Garza	Art Instruction	29.40
17001	12/23/2021	Cascade Natural Gas Inc	Natural Gas - 925 W Whitman	70.29
	12/23/2021	Cascade Natural Gas Inc	Nov21 invoice - 11/11/21-12/13/21 gas	739.70
	12/23/2021	Cascade Natural Gas Inc	Natural Gas - 505 E Rees	261.50
	12/23/2021	Cascade Natural Gas Inc	Natural Gas - 15 N 3rd	604.08

	12/23/2021	Cascade Natural Gas Inc	Natural Gas - 75 E Moore	800.37
	12/23/2021	Cascade Natural Gas Inc	Gas for dispatch center generator	13.78
	12/23/2021	Cascade Natural Gas Inc	Natural Gas - 2120 S 2nd	197.39
	12/23/2021	Cascade Natural Gas Inc	Gas service for 1505 Sturm av	15.97
17002	12/23/2021	Center Point Large Print Inc	Large print book	24.50
17003	12/23/2021	CenturyLink	Intake Phone Line	104.09
	12/23/2021	CenturyLink	Monthly fax fees-Fleet Services	59.74
17004	12/23/2021	Christel Joy Johnson	Yoga Instruction	232.40
17005	12/23/2021	City of Walla Walla	City of WW LF#09549 11/23/21	22,720.07
	12/23/2021	City of Walla Walla	City of WW LF#09549 12/14/21	20,577.39
	12/23/2021	City of Walla Walla	City of WW LF#09551 12/14/21	9,444.15
	12/23/2021	City of Walla Walla	City of WW LF#09554 12/14/21	66.30
	12/23/2021	City of Walla Walla	City of WW LF#09724 12/14/21	18,024.52
	12/23/2021	City of Walla Walla	City of WW LF#11586 12/14/21	99.77
	12/23/2021	City of Walla Walla	Compost Grass/Yard Tipping	6.52
	12/23/2021	City of Walla Walla	Landfill General Waste	17.95
	12/23/2021	City of Walla Walla	Landfill General Waste	36.91
	12/23/2021	City of Walla Walla	Compost Grass/Yard Tipping	69.11
	12/23/2021	City of Walla Walla	Landfill charges	86.80
	12/23/2021	City of Walla Walla	General Waste - Drop Box #82	174.74
17006	12/23/2021	David Mumm	Monthly newsletter insert	1,401.00
	12/23/2021	David Mumm	Postage for the recycle mailers.	2,963.70
17007	12/23/2021	Dell Marketing LP	Computer Refresh Phase IV	16,307.62
17008	12/23/2021	Dobbs Heavy Duty Holdings, LLC	Glass elec window-137-0172-05540	250.09
	12/23/2021	Dobbs Heavy Duty Holdings, LLC	Glass-05541	306.29
17009	12/23/2021	Edwards Mechanical & Welding	Metal for repairs.	22.76
17010	12/23/2021	Express Services Inc	Temporary employees A Belknap and M Sprague	2,495.20
	12/23/2021	Express Services Inc	Finance Charge - Express Services	7.73
	12/23/2021	Express Services Inc	temporary employees A Belknap and M Sprague	2,506.90
17011	12/23/2021	GeoProfessional Innovation Company	Compaction Testing	518.00
	12/23/2021	GeoProfessional Innovation Company	On-Call Compaction Testing 2021	498.00
17012	12/23/2021	J-U-B Engineers Inc	WWTP Improvements Phase 1 Design	25,033.20
17013	12/23/2021	K & N Electric Motors, Inc.	WTP2103 Hydro Generator Mntnc retainage release	2,170.98
17014	12/23/2021	Keith's Sporting Goods Inc	Glock 17 Gen 5 MOS with fixed sight - Skramstad	510.74
17015	12/23/2021	Keller America Inc	Valueline	419.27
17016	12/23/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	151.71
	12/23/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	77.22
17017	12/23/2021	L & G Ranch Supply Inc	Heaters	101.24
17018	12/23/2021	L N Curtis & Sons Inc	2 Bianchi flat glove pouch hook and loop - academy	37.58
	12/23/2021	L N Curtis & Sons Inc	academy gear-	1,118.20
	12/23/2021	L N Curtis & Sons Inc	Westphal,Pacheco,AMaiuri,Warner,Herbs 4 belt keeper-	234.58
			Westphal,Pacheco,AMaiuri,Warner,Herbs	

17019	12/23/2021	Leaf Commercial Capital Inc	Leased copier machines throughout the city	3,234.33
17020	12/23/2021	Lewellyn Law Office PLLC	Dec 2021 Indigent Defense Contract	8,662.50
17021	12/23/2021	MBG Cleaning Services	Janitorial Service - Carnegie	280.00
	12/23/2021	MBG Cleaning Services	Janitorial service for the HHW building.	205.00
	12/23/2021	MBG Cleaning Services	December janitorial service for the LF offices.	380.00
	12/23/2021	MBG Cleaning Services	Dec. janitorial service for the compost bldg.	500.00
17022	12/23/2021	McDonald Zaring Insurance Inc	Notary Bond Renewal - J Lanning	110.00
17023	12/23/2021	Midwest Tape LLC	Library materials	253.22
	12/23/2021	Midwest Tape LLC	Library materials/marc records	2,048.41
17024	12/23/2021	Moreno & Nelson Construction	ST180006 Rose Street Bridge Construction	358,804.33
17025	12/23/2021	Norco Inc	Uniforms for the Landfill.	294.01
17026	12/23/2021	One Call Concepts Inc	Excavation notices Nov	70.62
17027	12/23/2021	Michael H Morris	Over payment CDBG home repair loan	83.11
17028	12/23/2021	Seth Cunha	Money release - case 2021-09379	3,000.00
17029	12/23/2021	Tom Hendrix	Refund - Vault Interment Fee	511.18
17030	12/23/2021	Aaron B Christopher	A Christopher Close 1712 Durant	124.85
17031	12/23/2021	B & B Green Gables LLC	B & B Green Gables LLC Close 922 Bonsella	337.70
17032	12/23/2021	Christopher Turner	C Turner Close 2007 Scarpelli	85.04
17033	12/23/2021	David Grossman	D Grossman Close 701 Pearson	175.48
17034	12/23/2021	Gillian Frew	G Frew Close 1128 Hobson	194.80
17035	12/23/2021	Jed W Schwendiman	J Schwendiman Close 1045 Boyer Ave	304.28
17036	12/23/2021	Luther G Butler	L Butler Close 2310 Frazier	199.55
17037	12/23/2021	Mariah Donahue	M Donahue Close 147 Brock	86.58
17038	12/23/2021	Nez Perce Trail LLC	Nez Perce Trail LLC Close 8 W Main	373.52
17039	12/23/2021	Stanley Croghan	S Croghan Close 152 W Tietan	598.54
17040	12/23/2021	Stanley Long	S Long Close 48 W Morton	254.74
17041	12/23/2021	Stephen and Cassandra Amell	S Amell Close 917 Bonne Brae	236.28
17042	12/23/2021	Thomas Utt	T Utt Close 1608 Penny Ln	515.00
17043	12/23/2021	Operations Management International Inc	Operations Maint. & Mang. Serv	185,966.61
17044	12/23/2021	OXARC Inc	Purchase of steel road plates for construction	6,024.35
17046	12/23/2021	PacWest Inc	Freight charge-17589	18.78
17047	12/23/2021	Platt Electric Supply Inc	Pioneer Park Power Extension Supplies	19,519.37
17048	12/23/2021	Port of Walla Walla	Monthly share federal representation	2,000.00
17049	12/23/2021	Precision Garage Doors	Landfill Repair	762.30
17050	12/23/2021	Riley Del Jones	Pickleball Instruction	165.00
17051	12/23/2021	Robert Tabacco	Fencing Instruction	1,155.88
17052	12/23/2021	SME Corporation	Check/repair unleaded probe sensor SC tank	514.30
17053	12/23/2021	Tallmans Inc	LEOFF monthly prescriptions 10.21	16.85
17054	12/23/2021	Traffic Safety Supply Company Inc	Traffic Safety Signs and Cones	7,699.23
17055	12/23/2021	True North Emergency Equipment	Hydraulic tank cap-05538	50.98
	12/23/2021	True North Emergency Equipment	Air valve-stock	20.78
17056	12/23/2021	Vanguard Identification Systems Inc	Library cards	1,308.36
17057	12/23/2021	Visit Walla Walla	Nov 2021 Monthly Lodging Tax Allot	109,738.00
17058	12/23/2021	Washington State Patrol	4th quarter 2021 WSP ACCESS user fee	500.00
	12/23/2021	Washington State Patrol	4th quarter 2021 WSP ACCESS user fee	2,500.00
17059	12/23/2021	Walt's Septic Tank Service LLC	Portable toilet rent for November	140.00

17060	12/23/2021	Wastequip Inc	Toter 64 and 96 gallon trash containers.	28,576.95
17061	12/23/2021	Walla Walla Alliance for the Homeless	Nov 2021 Sleep Center Services	3,263.03
17062	12/23/2021	Walla Walla County	November 2021 - correction services	8,257.12
17063	12/23/2021	Walla Walla Nursery Company Inc	Freight on Tree Delivery	595.00
17064	12/23/2021	Walla Walla Saw LLC	Equipment Repair	78.07
17065	12/30/2021	Cassie Thompson	Travel Cheney 12/11/21 thru 12/12/21	82.32
17066	12/30/2021	David Evans and Associates	TBD9026 Poplar Street Design & ROW	30,969.70
	12/30/2021	David Evans and Associates	ST180006 Rose Street Bridge CE	12,678.97
17067	12/30/2021	Humana Health Care Plans	Leoff 1 Medical Insurance Premiums 1.22	15,850.27
17068	12/30/2021	Justin Elsom	Books for Paramedic School	205.99
17069	12/30/2021	Kathy Kopf	December Wellness Craft Night	199.50
17070	12/30/2021	Joes Place #1	Funding to support expansion of services & housing	10,000.00
17071	12/31/2021	A Worksafe Service Inc	Drug test	110.00
	12/31/2021	A Worksafe Service Inc	Drug test	75.00
17072	12/31/2021	Aaron C Grimm	ST1901 Pedestrian Safety Treatments	119,358.40
17073	12/31/2021	Animal Clinic of Walla Walla PLLC	K9 Watts - Frontline treatment - 3 days boarding	92.88
17074	12/31/2021	Aramark Uniform Services Inc	Library mat rental	17.86
	12/31/2021	Aramark Uniform Services Inc	City hall mat service	20.61
	12/31/2021	Aramark Uniform Services Inc	Rugs, Rags, Uniforms	63.75
	12/31/2021	Aramark Uniform Services Inc	Mats & Cleaning of Red shop Rags	16.34
	12/31/2021	Aramark Uniform Services Inc	Cleaning of uniforms, mats, shop towels	48.41
	12/31/2021	Aramark Uniform Services Inc	Weekly mat service at City Hall	20.61
	12/31/2021	Aramark Uniform Services Inc	Uniforms for the Sanitation Crew.	45.89
	12/31/2021	Aramark Uniform Services Inc	Uniforms for the LF Crew.	70.20
	12/31/2021	Aramark Uniform Services Inc	Rugs, Rags, Uniforms	63.75
17075	12/31/2021	Arrow International	Medic Supplies - EZ-IO Needles	1,665.50
17076	12/31/2021	AW Rehn & Associates Inc	Cobra Letter - Rexin, Wright	50.00
17077	12/31/2021	Blue Mountain Action Council	Nov 2021 Public Services Contract	5,490.00
17078	12/31/2021	Cascade Natural Gas Inc	Natural Gas - 109 S Palouse	550.51
	12/31/2021	Cascade Natural Gas Inc	Utility Bill for Station 1	1,394.68
17079	12/31/2021	CenturyLink	Dispatch breakroom phone service	44.77
	12/31/2021	CenturyLink	Water Dist fax	69.28
	12/31/2021	CenturyLink	Station 2 Alarm Line	135.48
	12/31/2021	CenturyLink	Alarm line for the Landfill.	43.11
17080	12/31/2021	City of Walla Walla	City of WW LF#09724 12/21/21	9,703.73
	12/31/2021	City of Walla Walla	City of WW LF#09549 12/21/21	19,815.69
	12/31/2021	City of Walla Walla	City of WW LF#09551 12/21/21	10,089.36
	12/31/2021	City of Walla Walla	City of WW LF#09554 12/21/21	221.00
	12/31/2021	City of Walla Walla	City of WW LF#09549 12/28/21	19,937.99
	12/31/2021	City of Walla Walla	City of WW LF#09551 12/28/21	7,970.75
	12/31/2021	City of Walla Walla	City of WW LF#09554 12/28/21	7.80
	12/31/2021	City of Walla Walla	City of WW LF#11586 12/28/21	84.81
	12/31/2021	City of Walla Walla	City of WW LF#09724 12/28/21	2,105.96
17081	12/31/2021	Cobalt Community Research LLC	2021 Citizen Survey pmt 2 of 2	9,925.00
17082	12/31/2021	Eastern Washington University	Economic Development Impact Streateries 1 of 2	9,750.00
17083	12/31/2021	Edge Analytical Inc	4th Qtr Disinfection Bi-Product	70.00

17084	12/31/2021	Express Services Inc	temporary employees A Belknap and M Sprague	2,541.99
17085	12/31/2021	Ferguson Enterprises Inc #3202	Meter antennas	1,143.45
	12/31/2021	Ferguson Enterprises Inc #3202	Locking nuts for meter antennas	490.05
17086	12/31/2021	FP Mailing Solutions	Postage meter rental	245.03
17087	12/31/2021	Graphic Apparel	Put City logo on Ismael's work shirts.	56.52
17088	12/31/2021	HW Lochner, Inc	ST1901 Ped Safety Treatments CE	20,774.89
17089	12/31/2021	Koncrete Industries Inc	Downtown Holiday Decorations	179.69
	12/31/2021	Koncrete Industries Inc	Cemetery Dump Fee	205.17
17090	12/31/2021	L & G Ranch Supply Inc	Materials for air/vac vaults	13.70
17091	12/31/2021	Lillie Rice Center Inc	Volunteer monthly grounds maintenance	121.54
17092	12/31/2021	Municipal Emergency Services	Thermal Imaging Cameras	1,288.33
17093	12/31/2021	Norco Inc	Uniforms for Water Treatment Operators	135.74
	12/31/2021	Norco Inc	Safety Clothing for Traffic - C. Hilbert	5.66
	12/31/2021	Norco Inc	Safety Clothing for Wastewater Employees	193.81
	12/31/2021	Norco Inc	Safety Clothing for Streets Employees	507.83
	12/31/2021	Norco Inc	Safety Clothing for Stormwater Employees	552.86
	12/31/2021	Norco Inc	2 boxes large & 1 box nitrile gloves	700.01
	12/31/2021	Norco Inc	Cylinder of Oxygen	56.05
	12/31/2021	Norco Inc	Uniform shirts for Sanitation.	479.58
17094	12/31/2021	Kennewick Police Department	Reimbursement NMS invoice 1161845 - case 21-16796	353.00
17095	12/31/2021	OXARC Inc	Bulk Unit Rental	98.01
17096	12/31/2021	Pacific Power Inc	WAT Well Power Services	4,382.15
	12/31/2021	Pacific Power Inc	MC & Intake Street Lights	7.84
	12/31/2021	Pacific Power Inc	201 E REES POWER	91.66
	12/31/2021	Pacific Power Inc	Power for Street Lights	22.62
	12/31/2021	Pacific Power Inc	Power for Street Lights	290.78
	12/31/2021	Pacific Power Inc	Power - Ruth & McKinley	14.29
	12/31/2021	Pacific Power Inc	Power - Cemetery	455.22
	12/31/2021	Pacific Power Inc	Power @ Port of WW	37.86
	12/31/2021	Pacific Power Inc	Power @ AMI tower	17.81
	12/31/2021	Pacific Power Inc	Power for Street Lights	73.87
	12/31/2021	Pacific Power Inc	Power for Street Lights	163.22
	12/31/2021	Pacific Power Inc	Power for Street Lights	10,222.39
	12/31/2021	Pacific Power Inc	Power - 755 NE Myra Mnmt Light	23.32
	12/31/2021	Pacific Power Inc	Power - Ft WW Outdoor Amphitheater	94.46
	12/31/2021	Pacific Power Inc	Power - 109 S Palouse/1st Ave Plaza	35.28
	12/31/2021	Pacific Power Inc	Power - 109 S Palouse	231.90
	12/31/2021	Pacific Power Inc	Power - Park & Howard Sprinkler	14.29
	12/31/2021	Pacific Power Inc	Power - 1530 Dalles Military	96.27
	12/31/2021	Pacific Power Inc	Power - Vehicle Outlets	57.56
	12/31/2021	Pacific Power Inc	power - 10/10/21 to 12/14/21	2,832.59
	12/31/2021	Pacific Power Inc	Power - Fort Walla Walla	305.68
	12/31/2021	Pacific Power Inc	Power for Street Lights	209.82
	12/31/2021	Pacific Power Inc	Power to Sleep Center	694.35
	12/31/2021	Pacific Power Inc	Power for Street Lights	1,475.28
	12/31/2021	Pacific Power Inc	Power for Street Lights	385.16
	12/31/2021	Pacific Power Inc	Power for Street Lights	122.81
	12/31/2021	Pacific Power Inc	Power for Street Lights	38.92

	12/31/2021	Pacific Power Inc	Power for Street Lights	251.67
17097	12/31/2021	Pape' Material Handling	EQ#07772 Used 2017 Teupen 72A Tracked Boom Lift	107,756.55
17098	12/31/2021	Precision Garage Doors	Fort Walla Walla Repair	1,303.53
17099	12/31/2021	Premier Excavation	IRRP025 Park Street - taxable	623.40
	12/31/2021	Premier Excavation	IRRP025 Park Street - non-taxable	612,403.34
17100	12/31/2021	Public Safety Testing Inc	Dispatch Exams	119.79
17101	12/31/2021	Puget Sound Hardware Inc	Core locks for Signal Cabinets	1,844.77
17102	12/31/2021	Sandy River Marketing Inc.	Uniforms for Water Treatment Operators	411.57
	12/31/2021	Sandy River Marketing Inc.	Uniforms for water distribution	1,141.82
	12/31/2021	Sandy River Marketing Inc.	T-Shirts, Sweatshirts and Hats for WW Employees	363.73
	12/31/2021	Sandy River Marketing Inc.	T-Shirts, Sweatshirts & Hats for Streets Employees	165.72
	12/31/2021	Sandy River Marketing Inc.	T-Shirts, Sweatshirts & Hats for Traffic Employees	390.08
	12/31/2021	Sandy River Marketing Inc.	T-Shirts, Sweatshirts & Hats for SW Employees	294.87
17103	12/31/2021	SoftwareOne Inc	Adobe Upgrade HR	1,541.02
17104	12/31/2021	Stryker Sales Corporation	Cot Repairs	380.00
	12/31/2021	Stryker Sales Corporation	Cot Repairs	249.00
	12/31/2021	Stryker Sales Corporation	Cot Repair	398.00
	12/31/2021	Stryker Sales Corporation	Cot Repairs	398.00
17105	12/31/2021	Summit Law Group PLLC	st2106 Dalles Military & 9th Ave property - T Bush	996.00
17106	12/31/2021	Total Office Concepts Inc	WAT Copier Services	152.73
	12/31/2021	Total Office Concepts Inc	Dispatch excess copier charges	3.17
	12/31/2021	Total Office Concepts Inc	December 2021 - copier charges	311.02
	12/31/2021	Total Office Concepts Inc	Monthly library copier usage	234.66
	12/31/2021	Total Office Concepts Inc	Copier Usage	32.06
	12/31/2021	Total Office Concepts Inc	Monthly per sheet copier charge	306.43
	12/31/2021	Total Office Concepts Inc	Copies on the Copier at St. 2	26.53
	12/31/2021	Total Office Concepts Inc	Copies on the Copier at St. 1	24.32
	12/31/2021	Total Office Concepts Inc	Copier lease for December.	21.06
17107	12/31/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	3,825.00
17108	12/31/2021	US Bank National Association	December 2021 visa payment	526,796.16
17109	12/31/2021	Washington Association of Building Officials	WABO Building Official Position	50.00
17110	12/31/2021	Western States Equipment Inc	Replacement engine for Coppei radio site generator	14,524.36
17111	12/31/2021	Walla Walla Clinic Inc PS	Leoff 1 Medical 5/25/21 Jaquins, Barry	37.00
17112	12/31/2021	Walla Walla County	2% liquor excise tax to county per state RCW	1,363.24
17113	12/31/2021	Walla Walla Saw LLC	Chain saw repair	200.09
17114	12/31/2021	Z Pest Control LLC	Pigeon control downtown WW.	119.79
Total				7,010,639.45

Voids for December 2021

CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME
16817	12/09/2021	VOID	879	City of Walla Walla
16931	12/16/2021	VOID	1577	Gates Flag and Banner Company Inc.
17045	12/23/2021	VOID	345	Pacific Power Inc

Conflict statement

12/1/2021 through 12/31/2021

<u>Check Transfer</u>	<u>Check Transfer Date</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Total Amount</u>
BLUE MOUNTAIN ACTION COUNCIL				
16808	12/09/2021	BLUE MOUNTAIN ACTION COUNCIL	Nov 21 Utility Discount Services	510.00
		BLUE MOUNTAIN ACTION COUNCIL	C2C Holiday Meal Sponsorship	500.00
16995	12/23/2021	BLUE MOUNTAIN ACTION COUNCIL	Public Services Jul-Sep 2021	12,466.00
		BLUE MOUNTAIN ACTION COUNCIL	Home Repair Program 11/2021	159.18
17077	12/31/2021	BLUE MOUNTAIN ACTION COUNCIL	Nov 2021 Public Services Contract	5,490.00
Total				<u>19,125.18</u>